BILL GARRETT, Davidson County
Trans: T20170030838 DEEDWARR
Recvd: 04/12/17 10:44 2 pgs
Fees: 13.00 Taxes: 562.40
20170412-0035739

THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue, #105

Nashville, Tennessee 37203
File No.: M176232

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $152,000.00

Ashley Rospierski
Affiant

DEBORAH L. BISSELL STATE OF TENNESSEE NOTARY PUBLIC PERRY COUNTY My Commission Expires APRIL 28, 2019

Subscribed and sworn to before me, this the 7th day of April, 2017.

Notary Public
My Commission Expires: 4-28-19

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Village Spaces, LLC 5110 Maryland Way, #120 Brentwood, TN 37027	New Owner 2628 Broadway, #27B New York, NY 10025	104 11 0A 079.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Philip F. Mooers and Josephine E. Mooers, Co-Trustees, Mooers Family Revocable Living Trust Agreement dated September 25, 2012**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Village Spaces, LLC a Tennessee limited liability company**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being a certain condominium apartment situated in Davidson County, Tennessee, being Unit No. E-15, The Villager West Condominium Apartments, created under Title 66 Section 27-101, et seq., as amended, and as established by the Master Deed for Villager West Condominium of record in Book 5452, page 419, Register's Office for Davidson County, Tennessee, including without limitation those By-Laws appended thereto; together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of The Villager West Condominium Apartments of record in Book 5210, page 174, Register's Office for Davidson County, Tennessee, for a more complete description as to location and placement of such Unit. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners and tenants of The Villager West Condominium Apartments are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Philip F. Mooers and Josephine E. Mooers, Co-Trustees, Mooers Family Revocable Living Trust Agreement dated September 25, 2012 by Quitclaim Deed from Philip F. Mooers and wife, Josephine E. Mooers, dated September 25, 2012, recorded September 27, 2012, of record in Instrument No. 20120927-0088220, Register's Office for Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: 2134 Fairfax Ave., Unit E-15, Nashville, TN 37212

This conveyance is made subject to 1) Property taxes for the year 2017 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTOR paying their prorated share thereof to the GRANTEE who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record;

4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 7th day of APRIL, 2017.

Philip F. Mooers and Josephine E. Mooers, Co-Trustees,
Mooers Family Revocable Living Trust Agreement dated
September 25, 2012

X _____
Philip F. Mooers, Individually and as Co-Trustee

X _____
Josephine E. Mooers, Individually and as Co-Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Philip F. Mooers, individually and as co-Trustee and Josephine E. Mooers, individually and as co-Trustee Mooers, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 7 th day of APRIL, 2017.

HUTCH HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires
February 25, 2020

_____
Notary Public
My Commission expires: _____