BILL GARRETT, Davidson County
Trans:T20170037164 DEEDWARR
Recvd: 05/03/17 09:00 2 pgs
Fees:13.00 Taxes:1124.80
20170503-0043321

(Notary Stamp)	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $304,000.00. Affiant Subscribed and sworn to before me, this 28th day of April, 2017. Notary Public My commission expires: 3/6/18

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Moira Moynihan	Moira Moynihan	072-15-1A-001.00 CO
2115 A Burns Street	2115 A Burns Street	
Nashville, TN 37216	Nashville, TN 37216	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

David Lindahl, a unmarried man

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Moira Moynihan, unmarried

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in County, Tennessee, described as follows, to-wit:

BEING Unit A, as established in Declaration of Covenants, Conditions and Restrictions for Homes at 2115 Burns Street, a Horizontal Property Regime with Private Elements of record at Instrument No. 20160322-0027265 in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

BEING part of the same property conveyed to David Lindahl by Warranty deed from Ruby Mae Roberts, unmarried of record in Instrument No. 20160315-0024657 Register's Office for Davidson County, Tennessee, dated March 15, 2016 and recorded on March 15, 2016.

This is improved property known as **2115 A Burns Street, Nashville, TN 37216.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever 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 the Grantor has hereunto executed this instrument on this the 21 day of April, 2017.

David Lindahl

STATE OF Florida

COUNTY OF Sarasota

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, David Lindahl, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 21st day of April, 2017.

Notary Public
My Commission Expires: 1-24-21

Notary Public State of Florida
Tina L Nwankwo
My Commission GG 065436
Expires 01/24/2021

SolomonParks File No. 317069