WARRANTY DEED

Davidson County DEEDWARR Recvd: 07/03/17 15:19 3 pgs Fees:18.00 Taxes:227.55 **20170703-0066995**

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$$61,500.00 Melinda Kullen
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
30th DAY OF June 2017.
Deanna L Cooper
NOTARY PUBLIC:
MY COMMISSION EXPIRES: 5/13/2020
(AFFIX SEAL)

DEANNA L COOPER NOTARY PUBLIC MARSHALL COUNTY STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP 051
Casey Moynihan 420 Walton Ln Unit I-41 Madison, Tennessee 37115	New Owner	GROUP 15 0A PARCEL 041.00

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Les Lazarus, a married man
and
Dan Heichelbech, a married man

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Casey Lynn Moynihan, a married woman CLM by KLP per POA ~~and Chris Moynihan, wife and husband~~

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:

Land in Davidson County, Tennessee, being Unit Number I-41, on the Plan of Quail Creek, according to the Master Deed and By-Laws of record in Book 6328, Page 44, in the Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the Common Areas/Elements appurtenant to said Unit as set forth in said Master Deed, and more particularly described in Plat Book 6328, page 89-93, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Dan Heichelbech and Les Lazarus, as tenants in common with rights of survivorship by deed from Mike Maitland, of record in Instrument No 20150317-0023000, Register's Office for said County, dated March 17, 2015, and Recorded on March 17, 2015.

This being investment property only, having never been the personal residence of the grantor at anytime, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. 260-2-307 or other similar statute therein.

This conveyance is made subject to the following:
1) 2017 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as **420 Walton Ln Unit I-41, Madison, Tennessee 37115.**

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. 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.

WITNESS my hand and official seal at office this 30th day of June, 2017.

Les Lazarus

Les Lazarus

Dan Heichelbech

Dan Heichelbech

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Les Lazarus, a married man and Dan Heichelbech, a married man, with whom I am personally acquainted, (or who 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.

Witness my hand, at office, this 30th day of June, 2017.

NOTARY PUBLIC

My Commission Expires: February 25, 2019

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

PLEASE RETURN TO:
Homeland Title
1896 General George Patton Drive – Suite 200
Franklin, TN 37067

Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

True Copy Certification

I, Melinda Kirkham, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Deanna Cooper, a notary public for this county and state, Melinda Kirkham, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/13/2020

