Return to:
MAGNOLIA
TITLE & ESCROW

1104 Fatherland Street
NASHVILLE, TN 37206

THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue, #105

Nashville, Tennessee 37203
File No.: M176861

BILL GARRETT, Davidson County
Trans:T20170076923 DEEDWARR
Recvd: 09/01/17 13:21 2 pgs
Fees:13.00 Taxes:1215.45
20170901-0090208

KAREN POOLE
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

STATE OF TENNESSEE
COUNTY OF Hamilton

The actual consideration or value, whichever is greater, for this transfer is $328,500.00

John J. Brennan
Affiant

Subscribed and sworn to before me, this the 30th day of August, 2017.

Karen Poole
Notary Public
My Commission Expires: 8/13/2019

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Joseph S. Revo Beverly J. Revo 3704 Sunnywood Ct. Antioch, TN 37013	New Owner	173-10-0A-071.00CO

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, **David A. Moynan III a married man**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Joseph S. Revo and Beverly J. Revo, husband and wife**, 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, TN, being Lot No. 47, on the Plan of Section One of Phase 2, Barnes Bend Estates, of record in Instrument No. 20060914-0114185, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to David A. Moynan III, unmarried by Warranty Deed from The Jones Company of Tennessee, L.L.C., a Missouri limited liability company, recorded on the 7th day of November, 2007 in Instrument No. 20071107-0131386, in the Register's Office of Davidson County, Tennessee.

John F. Brennan, spouse of David A. Moynan, III, joins in the execution of this instrument for the purpose of conveying any/all martial interest he may have in subject property.

This is ☒ Improved OR ☐ Unimproved property located at: 3704 Sunnywood Ct., Antioch, TN 37013

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 30th day of August, 2017.

David A. Moynan III

John F. Brennan

STATE OF TENNESSEE
COUNTY OF HAMILTON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **David A. Moynan III and John F. Brennan,** 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 30th day of August, 2017.

KAREN POOLE
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

Karen Poole
Notary Public
My Commission expires: 8/13/2019