30346-8 Box 14

WARRANTY DEED

Bill Garrett Davidson County
Batch# 43696 DEEDWARR
01/03/2018 09:37:02 AM 2 pgs
Fees: $13.00 Taxes: $1,239.50

20180103-0000774

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF DECEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 5-8-18
(AFFIX SEAL)

ANNA AGEE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
220 Town Center Parkway, Suite 135, Spring Hill, TN 37174

File No.: HTS17-110828

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Wade Bryant, III	CMG Mortgage, Inc. dba CMG Financial	
(NAME) 1939 Capers Avenue	(NAME) 3160 Crow Canyon Rd, Ste 400	104-08-0F-001.00-CO
(ADDRESS) Nashville, TN 37212	(ADDRESS) San Ramon, CA 94583	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED THIRTY-FIVE THOUSAND AND NO/100 DOLLARS ($335,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, MARC T. MOLYNEUX, MARRIED, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WADE BRYANT, III, AN UNMARRIED MAN, 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 in Davidson County, Tennessee, being Unit No. 1939 on the Plan of Old Town Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Old Town Condominiums, of record in Book 6625, Page 891, re-recorded in Book 6639, Page 116, addendum in Book 6928, Page 461 and Book 6960, Page 840, re-recorded in Book 6991, Page 1, and further amended in Instrument No. 20121213-0115054, Register's Office for Davidson County, Tennessee, including without limitation the 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 Old Town Condominiums, for placement of Units, as shown on Exhibit "C" to the Master Deed of record in Book 6625, Page 891, re-recorded in Book 6639, Page 116, and amended in Book 6928, Page 461, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Marc T. Molyneux by Quitclaim deed from Timothy B. Molyneux of record in Instrument No. 20110831-0067513 Register's Office for Davidson County, Tennessee, dated August 29, 2011 and recorded on August 31, 2011.

Grantor has never occupied the said property as his primary residence.

THIS CONVEYANCE IS MADE SUBJECT TO: ; further to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes; a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 1939 Capers Avenue, Nashville, TN 37212
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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/our hand(s) this the 29th day of December, 2017

Marc T. Molyneux

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 29th day of December, 2017, before me personally appeared Marc T. Molyneux, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the29th day of December, 2017.

Notary Public

My Commission Expires: 10.12.19

(SEAL)

LAURA PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires