WARRANTY DEED

Bill Garrett Davidson County
Batch# 95765 **DEEDWARR**
05/23/2018 11:45:25 AM 2 pgs
Fees: $13.00 Taxes: $1,600.25

20180523-0049374

JM-CPC-18-2112-205

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $432,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF MAY, 2018.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Wayne Ferreira and Liesl Ferreira	**Wells Fargo Bank, NA**	
(NAME)	(NAME)	**104-12-0C-205.00-CO**
2112 Acklen Avenue Apartment 205	**2110 North Oak Street**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	**Myrtle Beach, SC 29577**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **J. MATT MOGAN AND WIFE, MARY MARTIN MOGAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WAYNE FERREIRA AND LIESL FERREIRA, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain condominium apartment in Davidson County, Tennessee, described as Unit No. 205 of Villages at Acklen, a Condominium, a Horizontal Property Regime, located in Nashville, TN, as shown as Exhibit "B-1" in the Third Amendment to the Master Deed of record in Instrument No. 20061115-0141802, together with a percentage interest in the common elements and voting percentage, said Register's Office, and described in a Master Deed recorded in Instrument No. 20051221-0152869, as amended in Instrument No. 20060112-0004705, Instrument No. 20061108-0139002, Instrument No. 20061115-0141802, Instrument No. 20061227-0158825, and Instrument No. 20070621-0074025, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners sand tenants of Villages at Acklen, Condominium Apartments contained in the Master Deed recorded in Instrument No. 20051221-0152869, as amended in Instrument No. 20060112-0004705, Instrument No. 20061108-0139002, Instrument No. 20061115-0141802, Instrument No. 20061227-0158825, and Instrument No. 20070621-0074025, and By-Laws appended thereto as Exhibit D, Register's Office for Davidson County, Tennessee, are incorporated herein by reference and made part hereof the same as though copied herein.

Being the same property conveyed to J. Matt Mogan and wife, Mary Martin Mogan by Quitclaim deed from J. Matt Mogan of record in Instrument No. 20150708-0066047 Register's Office for Davidson County, Tennessee, dated July 07, 2015 and recorded on July 08, 2015. (Value of consideration shown in aforementioned deed $1.00.) Being also known as 2112 Acklen Avenue Apartment 205 Nashville, Tennessee 37212.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years
- Master Deed establishing a Horizontal Property Regime of Villages at Acklen of record in Instrument Number 20051221-0152869 as amended in Instrument No. 20060112-0004705, Instrument No. 20061108-0139002, Instrument No. 20061115-0141802, Instrument No. 20061227-0158825, Instrument No. 20060526-0062317 and Instrument No. 20070621-0074025, with Revocation of the Master Deed of record in Instrument No. 20061108-0139001, Register's Office for Davidson County, Tennessee.
- Urban Renewal Plan of record in Book 10737, Page 558, said Register's Office.
- Lease Agreements for Parking Area of record in Instrument No. 20051026-0129448 and in Instrument No. 20060526-0062316, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2112 Acklen Avenue Apartment 205, Nashville, Tennessee 37212**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 19th DAY OF MAY, 2018.

J. Matt Mogan by [illegible], Attorney-in-fact
J. Matt Mogan
by Laura Mitchell as his Attorney-in-fact

Mary Martin Mogan by [illegible], Attorney-in-fact
Mary Martin Mogan
by Laura Mitchell as her Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LAURA MITCHELL, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of J. MATT MOGAN AND MARY MARTIN MOGAN, and who acknowledged he/she/they executed the same as the free act and deed of the said J. MATT MOGAN AND MARY MARTIN MOGAN.

Witness my hand and official seal, this the 19th of May, 2018.

Jordan T. Myers
Notary Public
My Commission Expires: 01-06-2020
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212