THIS INSTRUMENT WAS PREPARED BY Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203 P19-25916 Karen Johnson Davidson County Batch# 232881 DEEDWARR 05/21/2019 12:51:30 PM 3 pgs Fees: $18.00 Taxes: $1,367.15 20190521-0047933	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 369,500.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF MAY, 2019. Notary Public MY COMMISSION EXPIRES: 5/20/21 (AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Enrico Lopez-Yanez	FirstBank	MAP
940 A Strouse Avenue	318 Seaboard Lane, Ste 205	PARCEL 072-13-0F-001.00-CO
Nashville, TN 37206	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Patrick K. Moore and Erica E. Garland n/k/a Erica E. Moore, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Enrico Lopez-Yanez, a single 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:

Land in Davidson County, Tennessee, being Unit No. A on the Plan of 938 Strouse Avenue Row Homes, a Horizontal Property Regime of record in Exhibit "C" in the Declaration of Covenants, Conditions and Restrictions at Instrument No. 20140718-0064084, as amended in Instrument No. 20150226-0016826, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Patrick K. Moore, unmarried and Erica E. Garland, unmarried, as joint tenants with rights of survivorship by Warranty deed from David A. Moynan III, an unmarried individual and James A. Weiny, a married man of record in Instrument No. 20160225-0018047 Register's Office for Davidson County, Tennessee, dated February 24, 2016 and recorded on February 25, 2016.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All utility easements of record; (4) All matters appearing on the plan of record; (5) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **940 A Strouse Avenue, Nashville, TN 37206.**

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 ____ hand( ) this the 17 day of May, 2019.

Patrick K, Moore

Erica E. Garland n/k/a Erica E. Moore

STATE OF ~~Commonwealth of~~ Pennsylvania
COUNTY OF ____ County of Allegheny

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Patrick K. Moore** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 17 day of May, 2019.

My Commission expires: 7/27/2020 Jay R. Jackson
Notary Public

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Jay R. Jackson, Notary Public
~~City of Pittsburgh, Allegheny County~~
My Commission Expires July 27, 2020
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

STATE OF ____ Commonwealth of Pennsylvania
COUNTY OF ____ County of Allegheny

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Erica E. Garland n/k/a Erica E. Moore** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 17 day of May, 2019.

My Commission expires: 7/27/2020 Jay R. Jackson
Notary Public

~~COMMONWEALTH OF PENNSYLVANIA~~
NOTARIAL SEAL
Jay R. Jackson, Notary Public
City of Pittsburgh, Allegheny County
My Commission Expires July 27, 2020
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

True Copy Certification

I, Alyssa Rayne, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Alyssa Rayne

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Elizabeth Paschall, a notary public for this county and state, Alyssa Rayne who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Elizabeth Paschall

Notary's Signature

My Commission Expires: 05/30/2021

Notary' Seal (if on paper)

