WARRANTY DEED

Record & Return To:

Foundation Title and Escrow
30 Burton Hills Blvd
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20110023849 DEEDWARR
Recvd: 04/25/11 09:39 2 pgs
Fees:13.00 Taxes:675.25

20110425-0031118

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $182,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **9th** day of **March, 2011**

Notary Public

MY COMMISSION EXPIRES: 7-3-12
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Neil Fladung	F&M Bank	07202016100
(NAME)	(NAME)	
1112 Shelton Avenue	10 Cadillac Way Ste 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Brentwood, TN, 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I/WE, **Michael Wissel and Patricia Wissel**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Neil Fladung, unmarried,** 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 the westerly half of Lot 50 on the Plan of Inglewood Place as of record in Book 332, page 101, Register's Office for Davidson County, Tennessee.

Said westerly half of Lot 50 fronts 50 feet on the southerly side of Shelton Avenue and runs back between parallel line 202 ½ feet to a dead line.

Being the same property conveyed to Betty J. Whitacre by Hattie Cheek Hunt, unmarried, recorded June 2, 1989, of record in Book 7855, page 735, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Michael Wissel and wife, Patricia Wissel, by Warranty Deed from Betty J. Whitacre, unmarried, of record in Instrument No. 20100429-0032543, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1112 Shelton Avenue, Nashville, TN 37216

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, has 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 our hands this **9th** day of **March, 2011**

Michael Wissel

Patricia Wissel

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, **Michael Wissel and Patricia Wissel**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **9th** day of **March, 2011**

Notary Public

My commission expires: 7-3-12

KELLY ANN CALLAGHAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON