WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **26th** day of **July, 2011**

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

PHYLLIS KEEMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20110045374 DEEDWARR
Recvd: 07/27/11 09:27 2 pgs
Fees:13.00 Taxes:1332.00
20110727-0057318

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 60 Burton Hills Blvd, Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paul D. Moeller and Hope G. Moeller	Fifth Third Mtg Co	10415005200
(NAME) 2620 Ashwood Avenue	(NAME) 5001 Kingsley Drive	
(ADDRESS) Nashville, TN 37212	(ADDRESS) Cincinnati OH 45227	
(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, **Murray P. Meador**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Paul D. Moeller and wife, Hope G. Moeller**, 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 50 feet of Lot 79 on the Map of Sunset Park, of record in Book 332, page 132, Register's Office, for Davidson County, Tennessee.

Said part of said Lot No. 79 fronts 50 feet on the northerly side of Ashwood Avenue, formerly "A" Street and runs back between parallel lines 160.5 feet to the south line of Lot No. 82.

Being the same property conveyed to Murray P. Meador, by Deed from Joseph F. Murphy and wife, Linda C. Holste dated February 1, 1993, and recorded in Book 8855, page 760, in the Register's Office of 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 2620 Ashwood Avenue, Nashville, TN 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 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 **26th** day of **July, 2011**

Murray P. Meador

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, **Murray P. Meador**, 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 **26th** day of **July, 2011**

Notary Public

My commission expires: 7/3/12

KELLY ANN CALLAGHAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON