WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150108638 DEEDWARR
Recvd: 12/23/15 14:43 2 pgs
Fees:13.00 Taxes:1276.50
20151223-0129419

Julie Hamilton State of Tennessee Notary Public Davidson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,000.00

Julie Mendrille
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 23rd DAY OF DECEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 7/3/2017
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Series, LLC, 9175 Carothers Parkway, Ste. 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Brad Tursi	Same as new owner	083 10 0 031.00
(NAME)	(NAME)	
421 Rudolph Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Three Hundred Forty-Five Thousand And No/100 Dollars ($345,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Steven Thomas Moakler and Gracie Moakler, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Brad Tursi, an unmarried man**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 220 and 221 on the plan of McEwen Place, of record in Book 332, Page 133, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said lots adjoin and front together 60 feet on the easterly side of Rudolph Street and run back between parallel lines 128 feet to an alley.

Being the same property conveyed to Steven Thomas Moakler, unmarried by Warranty Deed from Jeremy Kelton dated February 28, 2012 and recorded March 7, 2012 as Instrument No. 20120307-0019866, in said Register's Office for Davidson County, Tennessee.

Gracie Moakler hereby joins in the conveyance for the sole purpose of conveying any and all right, title and interest she may have in and to the subject property by reason of her marital status or otherwise.

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.

File Number: FRN-155676SSO

This is improved ☒ property, known as 421 Rudolph 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 22nd Day of December, 2015 .

Steven Thomas Moakler

Gracie Moakler

Gracie Moakler

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Steven Thomas Moakle and Gracie Moakler, husband and wife, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd day of December, 2015.

Notary Public

My Commission Expires: 3/6/18

DAWN D. CHASE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Return to:

MAGNOLIA
TITLE & ESCROW

1104 Fatherland Street
NASHVILLE, TN 37206

File Number: FRN-155676SSO