This Instrument Prepared By:
Lee and Lee Attorneys at Law, P. C.
109 East Gay Street, 615-444-1312
Lebanon, Tennessee 37087

L&L# 5352-34

ADDRESS NEW OWNER:
Michael David Coulman
109 Shakespeare Avenue
Madison, TN 37115

Davidson County DEEDWARR
Recvd: 01/21/16 11:32 3 pgs
Fees:18.00 Taxes:481.00
20160121-0006205

SEND TAX BILL TO:
Owner

MORTGAGEE:
John C. Moulton and Melissa Moulton
1045 Hunts Lane
Hendersonville, TN 37075

MAP **034**
GROUP **09-0**
PARCEL **092.00 &**
093.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **John C. Moulton and wife, Melissa Moulton** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do transfer and convey unto **Michael David Coulman and wife, Hannah Elizabeth Coulman**, hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to-wit:

Being Lot No. 34 of Block "A" on the Plan of Edenwold City, as of record in Plat Book 421, page 123, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 34 fronts 25 feet on the north side of Shakespeare Avenue and extends back between parallel lines 110 feet to an alley.

Being the same property conveyed to John C. Moulton and Melissa Moulton by deed from Mildred Ruth Long dated March 24, 2006, of record in Instrument No. 20060328-0035110, Register's Office for Davidson County, Tennessee.

And

Being Lot Nos. 35 & 36 block "A" on the plat of Edenwold City, the Industrial City Realty Corporation Subdivision, as of record in in Plat Book 421, Page 123, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to John C. Moulton and wife, Melissa Moulton by deed from Evalena Raymer dated March 24, 2006, of record in Instrument No. 20060328-0035112, Register's Office for Davidson County, Tennessee.

This is improved property known as 107 Shakespeare Avenue & Lot 34 Shakespeare, Avenue, Madison, Tennessee 37115. Possession is to be given on January 21, 2016.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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,

GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS, do further covenant and bind themselves, their 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.

WITNESS our hands this the 21st day of January, 2016.

John C. Moulton

Melissa Moulton

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **John C. Moulton and wife, Melissa Moulton**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and, who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 21st day of January, 2016.

NOTARY PUBLIC

JOHN M. LEE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON My Commission Expires August 21, 2018

My Commission Expires: 8-21-18

* * * * * *

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $130,000.00.

AFFIANT

Subscribed and sworn to before me on this 21st day of January, 2016.

NOTARY PUBLIC

JOHN M. LEE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON My Commission Expires August 21, 2018

My Commission Expires: 8-21-18

ELECTRONIC DOCUMENT CERTIFICATION

I, John M. Lee, 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.

John M. Lee, Attorney

State of Tennessee
County of Wilson

Personally appeared before me, J. C. Ross, a notary public for this county and state, John M. Lee, who acknowledges that this certification of an electronic document is true and correct and whose signatures I have witnessed.

Notary Public

J.C. ROSS NOTARY PUBLIC STATE OF TENNESSEE

MY COMMISSION EXPIRES: 3.17.16