BILL GARRETT, Davidson County
Trans: T20160025677 DEEDWARR
Recvd: 03/30/16 13:57 3 pgs
Fees: 18.00 Taxes: 1100.75
20160330-0030081

WARRANTY DEED

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $297,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29th day of March, 2016.

Notary Public

MY COMMISSION EXPIRES: 03-07-17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Series, LLC, 2742 N. Mt. Juliet Rd. , Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Debbie Moulton and Douglas Moulton	F & M Bank	016 00 0 268.00
(NAME) 7130 Lama Terra Drive	(NAME) 50 Franklin Street	
(ADDRESS) Goodlettsville, TN 37072	(ADDRESS) Clarksville, TN 37040	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Ninety-Seven Thousand Five Hundred And No/100 Dollars ($297,500.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Paul M. Graden, widower**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Debbie Moulton and Douglas Moulton, wife and husband**, 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 the Second Civil District of Davidson County, Tennessee, as described according to a survey by M & K, Inc., Engineers and Surveyors, Job No. 1245, dated May 24, 1984 as follows:

Being part of Tract 3 on said survey and beginning at a point in the northerly west corner of Lot 56 on the Plan of Lama Terra, Section One, of record in Plat Book 4860, Page 33, R.O.D.C., Tennessee, said point being in the Southeasterly margin of Lama Terra Drive; thence, following the southerly margin of said drive, along a curve to the right having a radius of 415.53 feet a distance of 284.35 feet to a point; thence, with a curve to the left having radius of 540.95 feet, a distance of 56.80 feet to an iron pin; said point being the Northwest corner of Lot No. 22 on the Plan of Ridgeview Estates, Section Two, Phase 1 as of record in Plat Book 6900, Page 181, RODC, Tennessee, thence along the Westerly line of said Ridgeview Estates, Section Two, Phase 1, South 42 degrees 14 minutes 14 seconds East 537.23 feet to a point; thence along a new line severing original Tract 3, South 60 degrees 12 minutes 31 seconds West 372.27 feet to a point; said point being located in the East line of Lot No. 58 on the Plan of Lama Terra, Section One; thence along the East lines of Lots 58, 57 and 56 as follows, North 56 degrees 69 minutes West

213.95 feet; thence, North 35 degrees 31 minutes West 109.53 feet; thence North 11 degrees 17 minutes East, 110.37 feet; thence North 37 degrees 14 minutes West, 229.60 feet, to the point of beginning.

Being the same property conveyed to Paul M. Graden and Sharon A. Graden, husband and wife by Warranty Deed from Phillip W. Dickens and wife, Peggy L. Dickens dated July 29, 2005 and recorded August 3, 2005 as Instrument No. 200508030090934, in said Register's Office for Davidson County, Tennessee. The said Sharon A. Graden having died June 3, 2014, leaving the said Paul M. Graden as sole tenant by its entirety.

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 7130 Lama Terra Drive, Goodlettsville, TN 37072

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 29th day of March, 2016.

Paul M. Graden

Paul M. Graden

File Number: MTJ-161011SSO

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state.Paul M. Gradenthe within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of March, 2016.

Notary Public

My Commission Expires:

(SEAL)

My Commission Expires
March 20, 2018

JAKE CRUM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

File Number: MTJ-161011SSO