WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/27/16 11:59 2 pgs
Fees:13.00 Taxes:806.43
20160427-0041029

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $217,955.00

Dawn D Chow
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 26th DAY OF APRIL, 2016.

Dawn Mathis Hines
Notary Public

MY COMMISSION EXPIRES: 3-25-18
(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).
Andrew J. Musick and Rechel J. Musick	Churchill Mortgage Corporation	108 12 0B 057.00
(NAME)	(NAME)	
2116 N. Ashford Court	761 Old Hickory Blvd, Ste 400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Seventeen Thousand Nine Hundred Fifty-Five And No/100 Dollars ($217,955.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **William H. Fuerst, Jr. and Janet L. Fuerst, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Andrew J. Musick and Rachel J. Musick, husband and wife**, 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:

Being Lot No. 125, on the plan of Harborview, Phase 1-A , Section Two, of record in Plat Book 6900, Pages 756-758, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to William H. Fuerst, Jr. and wife, Janet L. Fuerst by Warranty Deed from T. Scott Schumpert and wife, Sally L. Schumpert dated July 08, 1999 and recorded July 09, 1999 in Book 11566, Page 507, in said 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 2116 N. Ashford Court, Nashville, TN 37214

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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 April, 2016.

William H. Fuerst, Jr.

Janet L. Fuerst

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named William H. Fuerst, Jr. and Janet L. Fuerst, husband and wife, the 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 26th of April, 2016.

Notary Public

My Commission Expires: 3-25-18

(SEAL)

LAURIE M. HARRIS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shelly M Smith

SHELLY M SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

Commission Expires
4-24-2018

File Number: FRN-161093FC