Davidson County DEEDWARR
Recvd: 07/19/16 15:15 2 pgs
Fees:13.00 Taxes:1368.63
20160719-0074373

WARRANTY DEED

JORDAN T MYERS
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 $369,900.00

Elizabeth G. Moakler
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 13th day of July, 2016.

Jordan T Myers
Notary Public

MY COMMISSION EXPIRES: 01-06-2020
(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Steven T. Moakler and Elizabeth G. Moakler	Franklin Synergy Bank	072 10 0 068.00
(NAME)	(NAME)	
1023 Burchwood Avenue	Attn: Mortgage, 722 Columbia Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Franklin, TN 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Three Hundred Sixty-Nine Thousand Nine Hundred And No/100 Dollars ($369,900.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Wil Shults, a married man, joined by his spouse Kyle Shults**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Steven T. Moakler and Elizabeth G. Moakler, 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. 31 and the easterly 20 feet of Lot No. 30 on the Plan of Burchwood Place of record in Plat Book 547, Page 183, in the Register's Office of Davidson County, Tennessee.

Said lot and part of said lot adjoin and front together 80 feet on the northerly side of Burchwood Avenue and run back between lines 140.64 feet on the easterly line of Lot No. 31 and 139 feet on the westerly line of part of Lot No. 30 to a dead line in the rear on which they measure 80 feet.

Being the same property conveyed to Wil Shults, an unmarried man by Warranty Deed from David Garner and Bonnie Deal, The Heirs at Law of Willie Joe Garner, deceased dated July 26, 2011 and recorded August 8, 2011 as Instrument No. 201108080060736, 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.

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* The said Wil Shults having since married Kyle Shults and the said Kyle Shults joins in this conveyance for the purpose of conveying any rights they may have marital or otherwise.

unimproved ☐

This is improved ☒ property, known as 1023 Burchwood 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 13th day of July, 2016.

Wil Shults

Kyle Shults

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 Wil Shults and Kyle Shults, 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 14th of July, 2016.

Notary Public

My Commission Expires: 01-06-2020

(SEAL)

JORDAN T MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File Number: FRN-163721FC

True Copy Certification

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
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Shelly M Smith

Commission Expires 4-24-2018