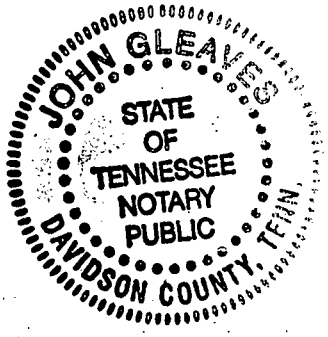
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 14TH DAY OF JULY, 2016,

Notary Public

MY COMMISSION EXPIRES: 3-6-18
(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).
Kristine Purcell	NEW OWNER	072 09 0R 001.00
(NAME)	(NAME)	
923A Spain Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Three Hundred Forty Thousand And No/100 Dollars ($340,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Steven T. Moakler and Elizabeth G. Moakler, husband and wife and Patricia Moakler and Thomas Moakler, wife and husband**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Kristine Purcell and Shelley Dubois, both unmarried as** tenants in common with rights of survivorship, 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 Davidson County, Tennessee, being Unit No. A of The Plan of 923 Spain Avenue Townhomes, a horizontal property regime with private elements, as shown on Exhibit "B" of 923 Spain Avenue Townhomes, of record in Instrument No. 20140611-0050757 as Amended in Instrument No. 201502250016178, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being a portion of the same property conveyed to Delta Four LLC by Warranty Deed from Theodore Clay and wife, Andrea Elaine Clay dated May 2, 2014 and recorded May 7, 2014 as Instrument No. 20140507-0038795, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Steven T. Moakler and Elizabeth G. Moakler, husband and wife and Patricia Moakler and Thomas Moakler, wife and husband by Warranty Deed from Delta Four, LLC, a Tennessee Limited Liability Company dated April 1, 2015 and recorded April 9, 2015 as Instrument No. 20150409-0031321, in said Register's Office for Davidson County, Tennessee.

File Number: FRN-163722SSO

BILL GARRETT, Davidson County
Trans:T20160065715 DEEDWARR
Recvd: 08/01/16 09:49 2 pgs
Fees:13.00 Taxes:1258.00
20160801-0078833

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 923A Spain 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 14th day of July, 2016.

Patricia Moakler by Elizabeth G. Moakler as her attorney-in-fact
Patricia Moakler
by Elizabeth G. Moakler as her attorney-in-fact

Steven T. Moakler by Elizabeth G. Moakler as his attorney-in-fact
Steven T. Moakler
by Elizabeth G. Moakler as his attorney-in-fact

Thomas Moakler by Elizabeth G. Moakler as his attorney-in-fact
Thomas Moakler
by Elizabeth G. Moakler as his attorney-in-fact

Elizabeth G. Moakler
Elizabeth G. Moakler

STATE OF Tennessee

County OF Williamson

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid personally appeared Elizabeth G. Moakler, 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, and further acknowledged that they executed the foregoing instrument on behalf of Patricia Moakler, Thomas Moakler, and Steven T. Moakler, as Attorney-in-fact, and acknowledged that she exectued the same as the free act and deed of Patricia Moakler, Thomas Moakler, and Steven T. Moakler, for the purposes therein contained.

Witness my hand and official seal, this the 14th day of July, 2016.

Notary Public

My Commission Expires: 7-24-17

(SEAL)

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File Number: FRN-163722SSO