Bill Garrett Davidson County
Batch# 38709 DEEDWARR
12/18/2017 10:55:38 AM 2 pgs
Fees: $13.00 Taxes: $3,533.50
20171218-0128551

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $955,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 14th DAY OF December, 2017.

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public
MY COMMISSION EXPIRES: 3/20/18
File No. G17-0415D

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Casey Sulak and Lindsay Sulak, husband and wife (NAME)	New Owner (NAME)	145-03-0-045.00
4909 Granny White Pike (STREET ADDRESS)	311 Silas Ln (STREET ADDRESS)	
Nashville, TN 37220 (CITY) (STATE) (ZIP)	Thousand Oaks CA 91320 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Sheila E. Moss, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Casey Sulak and Lindsay Sulak, 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:

Land in Davidson County, Tennessee, described according to a survey made by Z.J. Wilkinson, Surveyor, as follows:

Beginning on the westerly margin of Granny White Pike at a point 240 feet South of the Southerly margin of Tyne Boulevard; thence North 86°30' West 440 feet; thence, South 3°30' West 235 feet to a corner of the property conveyed to Estes-Taylor Company, Inc., by Deed from Charles M. Anderson and wife, of record in Book 2999, page 582, Register's Office for said County; thence, with said Company's line, South 86°30' East 440 feet to the westerly margin of the Granny White Pike; thence, with said Pike, North 3°30' East 235 feet to the beginning.

BEING the same property conveyed to Sheila E. Moss, unmarried from James T. Kelley and wife, Donna F. Kelley, by Deed dated November 10, 1999, in Book 11739, Page 366, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Easement as recorded in Book 6640, page 797, Register's Office for Davidson County, Tennessee.

The 2017 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 4909 Granny White Pike, Nashville, TN 37220.

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, have 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. Whenever 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 my/our hand(s) this 14th day of December, 2017.

× Sheila E Moss
Sheila E. Moss

December 14, 2017
Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Sheila E. Moss, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 14th day of December, 2017.

My Commission Expires: 3/27/18

Notary Public

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066