Realty 488

THIS DOCUMENT WAS PREPARED BASED ON INFORMATION FURNISHED BY THE PARTIES. NO INDEPENDENT TITLE EXAMINATION WAS MADE.

Prepared by:
Realty Title & Escrow Company, Inc.
206 A Cool Springs Blvd., Suite 107
Franklin, TN 37067

CATHERINE R. VASS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $156,500.00

+ Glen W. Moshier
Affiant

Subscribed and sworn to before me, this 13th day of June, 2005.

Catherine R. Vass
Notary Public
My commission expires: 5/24/2008

07-0506-82062

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Glen W. Moshier 2924 Split Oak Trail Antioch TN 37013	NEW OWNER	149-03-0-A-092.00CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jason Moshier, Married**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Glen W. Moshier and wife, Diana K. Moshier**, hereinafter called the Grantees, their successors 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 Lot No. 49 on the Plan of Chelsea Village Addition, Section Four, as of record in Plat Book 9700, Page 110, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jason Moshier by deed from Glen W. Moshier and wife, Diana K. Moshier of record in Instrument No. 20030528-0071685, Register's Office for Davidson County, Tennessee.

Tara Moshier, wife of Jason Moshier, joins in the execution of this instrument for the purposes of conveying her marital interests, if any, in subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2924 Split Oak Trail, Antioch, TN 37013

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

Davidson County DEEDWARR
Recvd: 06/29/05 12:18 2 pgs
Fees:13.00 Taxes:579.05
20050629-0074805

WITNESS my hand this 13th day of June, 2005.

Jason Moshier

Tara Moshier

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **JASON MOSHIER AND TARA MOSHIER**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Franklin, Tennessee, this 13th day of June, 2005.

CATHERINE R. VASS
State of Tennessee at Large

My Commission expires: 5/24/208

