File No. 251201078

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $94,900.00

Turenda A. Walker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF JANUARY, 2006.

Notary Public

MY COMMISSION EXPIRES: June 22, 2009.
(AFFIX SEAL)

LINDA V. JONES
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Davidson County DEEDWARR
Recvd: 01/05/06 10:27 2 pgs
Fees:13.00 Taxes:351.13

20060105-0001462

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney - Southern Title Services
547 N. Mt. Juliet Rd., Suite 100, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Turenda A. Walker	Charter One Bank, N.A.	Map 150-06-0
(NAME)	(NAME)	
3014 Mossdale Drive	65-75 Erieview Plaza	Parcel 203.00
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Cleveland, Ohio 44114	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Lisa J. Pursell, unmarried**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Turenda A. Walker, unmarried,** HEREINAFTER CALLED THE GRANTEE, her 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 all of Lot No. 50B, on the Plan of Zone Lot Division, Lots 48, 49, 50, 51, 52, & 53, Section 11-A, Cherry Hills, as shown by plat appearing of record in Plat Book 6250, Page 134, revising Plat Book 5200, Page 730, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Lisa J. Pursell and Virginia W. Pursell by Warranty Deed dated May 28, 1998 of record in Book 10956, Page 500, and being the same property further conveyed to Lisa J. Pursell by Quitclaim Deed dated April 3, 2003 of record in Instrument No. 20030415-0049784, Register's Office for Davidson County, Tennessee.

Restrictive Covenants of record in Book 6436, Page 644; Water Main Easement of record in Book 5728, Page 477 and in Book 7154, Page 372; Gas Line Easement of record in Book 4550, Page 876; Sanitary Sewer Easement of record in Book 5408, Page 42; All matters on the Plat of record in Plat Book 6250, Page 133; all matters shown on plat of record in Plat Book 6250, Page 134, revising Plat Book 5200, Page 730; all in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 3014 Mossdale Drive, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns forever; and we do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 my/our hand(s) this 3rd day of January, 2006.

Lisa J. Pursell

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Lisa J. Pursell, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office this 3rd day of January, 2006.

Commission expires: June 22, 2009

Linda V Jones Notary Public

LINDA V. JONES STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

(seal)

File Number: 251201078

RETURN TO:

Southern Title Services
547 N. Mt. Juliet Rd., Suite 100
Mt. Juliet, TN 37122