(1)

File No. 260301166

WARRANTY DEED

SONYA SULLIVAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 19, 2009

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF APRIL, 2006.

Notary Public

MY COMMISSION EXPIRES: 9-19-09

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell Title
121 First Avenue South, Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 04/19/06 12:16 2 pgs
Fees:13.00 Taxes:1147.00
20060419-0044813

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eva V. Stabenow	Mortgage Lenders of America, LLC	Map 1912400004800
(NAME) 2366 Granny Wright Lane	(NAME) 8400 W. 110th Street	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Overland Park, Kansas 66210	
(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(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, SHE, Marion E. Moeller, an unmarried woman, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Eva V. Stabenow and husband, Thomas Johannes Jutz, HEREINAFTER CALLED THE GRANTEE(S), 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 Lot No. 61 on the Plan of Bridle Path subdivision of record in Book 5200, Pages 228 and 229, Register's Office for Davidson County, Tennessee.

Said Lot No. 61 fronts 195 feet on the easterly margin of Granny Wright Road and extends back between parallel lines 460 feet to a line in the rear on which it measures 195 feet thereon.

Being the same property conveyed to Marion E. Moeller and Barbara Perry, as joint tenants with rights of survivorship, by Quitclaim Deed from Real Security, Inc. of record in Book 6676, Page 413, Register's Office for Davidson County, Tennessee, dated September 12, 1985. Barbara Perry now being deceased leaving Marion E. Moeller as sole owner.

Restrictive covenants contained in an instrument of record in Book 5550, Page 483, 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 2366 Granny Wright Lane, Hermitage, TN 37076
(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(S), THEIR heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this 12th day of April, 2006.

Marion E. Moeller

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 Marion E. Moeller, an unmarried woman, 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 at Mt. Juliet, Tennessee, this 4/12/2006.

My Commission Expires: 11-28-09

Notary Public

File Number: 260301166

RETURN TO:
Sidwell Title
121 First Avenue South, Suite 200
Franklin, TN 37064

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY