Davidson County DEEDWARR
Recvd: 05/22/06 10:49 1 pgs
Fees:13.00 Taxes:654.90

20060522-0059685

WARRANTY DEED

AT-20060117

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $177,000.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 18th day of May, 2006.

(Affix Seal) Notary Public

My Commission Expires: 6-26-07

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
330 MALLORY STATION RD, A-1
FRANKLIN, TN 37067

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Marion E. Dove	SAME	149-03-0-A 092.00
2924 Split Oak Trail		
Antioch, TN 37013		

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 consideration, the receipt of which is hereby acknowledged, I/we, Glen W. Moshier and wife, Diana K. Moshier, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Marion E. Dove, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Exhibit "A"

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit;

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 and accurate legal description.

Being the same property conveyed to Glen W. Moshier and wife, Diana K. Moshier from Jason Moshier, married by Warranty Deed dated June 13, 2005 and recorded June 29, 2005 in Instrument #20050629-0074805, Register's Office for Davidson County, Tennessee. Said Deed also acquired on May 23, 2003 in Instrument #20030528-0071695, said Register's Office.

( ) unimproved
This is (X) improved property know 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 GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 18th day of May, 2006

Glen W. Moshier

Diana K. Moshier

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, April G. Nichols, a Notary Public in and for said County and State, the within named Glen W. Moshier and Diana K. Moshier, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Tennessee, Williamson, this 18th day of May, 2006.

Notary Public

My Commission Expires: 6-26-07

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY