File No. 260401492

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/31/06 09:49 2 pgs
Fees:13.00 Taxes:373.70
20060531-0063600

LINDA V. JONES NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $101,000.00

Dana Maria Ochsner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF MAY, 2006.

Notary Public

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

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
Dana Maria Ochsner	Countrywide Financial Corporation	Map 044-05-0 Parcel 132.00
(NAME)	(NAME)	
106 Ensley Avenue	801 Crescent Centre Drive, Ste 520	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Franklin, TN 37064	
(CITY) (STATE) (ZIP)	(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 HEREBY ACKNOWLEDGED, we, **Dayton Donald Moser and Homer Ronald Moser, as tenants in common,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Dana Maria Ochsner and Dana C. Ochsner, wife and husband,** 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:

BEING Lot No. 61 and 62, Rayon City, as shown by plat of record in Plat Book 843, Page 13, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to H. D. Moser and wife, Lillian Pauline Moser by Warranty Deed dated June 4, 1936, of record in Book 1023, Page 465, and by Deed dated April 9th, 1946, of record in Book 1383, page 375, Register's Office for Davidson County, Tennessee. The said H. D. Moser died on May 26, 1996 leaving the said Lillian Pauline Moser the sole surviving tenant by the entirety. The said Lillian Pauline Moser died intestate on December 14, 2003 leaving Dayton Donald Moser and Homer Ronald Moser her sole heirs at law, as evidenced in File #04P-607, Clerk's Office for Probate Court for Davidson County, Tennessee and further memorialized of record in Quitclaim Deeds to Dayton Donald Moser and Homer Ronald Moser from John P. Brown III, Trustee to the Lillian Pauline Moser Estate as executed on 4/08/2005 and filed for record on 04/25/2005 in Instrument No. 200504250045487 and in Instrument No. 200504250045488, Register's Office of Davidson County, Tennessee.

The Covenants, Conditions and restrictions recorded in Book 1383, page 375, Register's Office for Davidson County, Tennessee, but omitting any Covenant, condition, or restriction, if any based on race, color, religion, sex handicap, familial status, or national origin, unless and only to the extend that the convent, condition, or restrictions (a) is exempt under Title 42 of the Unit34d States code, or (b), related to handicap, but does not discriminate against handicapped person; Subject to all matters as set forth per Plat Book 843, Page 13, Register's Office of said County.

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 106 & 108 Ensley Avenue, Old Hickory, TN 37138
(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 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. 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 24th day of May, 2006.

Dayton Donald Moser

Homer Ronald Moser

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 Dayton Donald Moser and Homer Ronald Moser, 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 at office this 24th day of May, 2006.

Commission expires: June 22, 2009

Linda V Jones Notary Public

LINDA V. JONES
WILSON COUNTY

(seal)

File Number: 260401492

RETURN TO:

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