File No. 260701465

WARRANTY DEED

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $117,000.00

Natalina Elliott
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF AUGUST, 2006.

Tracey Trumphour
Notary Public

MY COMMISSION EXPIRES: 11-28-09
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 08/15/06 10:12 2 pgs
Fees:13.00 Taxes:432.90
20060815-0100218

THIS INSTRUMENT WAS PREPARED BY
Jerry Kennon, Attorney
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Natalina Elliott	Countrywide Home Loans, Inc.	Map 96-9-6.00
(NAME) 321 Lorna Drive	(NAME) 2021 N. Gallatin Road, Suite 292	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Madison, TN 37115	
(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, I, Richard Joseph Oechsli, Executor for The Estate of Mary E. Oechsli, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Natalina Elliott, an unmarried woman, HEREINAFTER CALLED THE GRANTEE(S), HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 179 on the Plan of Woodberry Park, as of record in Book 2133, Pages 117, 118 and 119 Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Louis. J. Oechsli and wife, Mary Eunice N. Oechsli by deed from Phillips Construction Company of record in Deed Book 2442, page 452 and filed for record on July 23, 1955, Register's Office for said County. The Louis J. Oechsli having since died leaving Mary Eunice N. Oechsli as surviving spouse. The Mary Eunice N. Oechsli having since died leaving her son, Richard Joseph Oechsli as the Executor of The Mary Eunice Oechsli Estate. This has been duly approved by the Seventh Circuit Court of Davidson County by Last Will and Testament and Letters of Testamentary.

This conveyance is subject to any and all existing easements and restrictions of record.

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 321 Lorna Drive, Nashville, TN 37214
(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), HER 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), 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 our hands this 11th day of August, 2006.

Richard Joseph Oechsli, Executor for The Estate of
Mary E. Oechsli

By: Richard Joseph Oechsli EXECUTOR
Richard Joseph Oechsli, Executor

Attest:

STATE OF TENNESSEE

COUNTY OF WILSON

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Richard Joseph Oechsli with whom I am personally acquainted and who upon his oath acknowledged himself to be the Executor of The Estate of Mary E. Oechsli the within named bargainer, an Estate, and that, Richard Joseph Oechsli as such Executor, being authorized to do executed the foregoing instrument for the purposes therein contained by signing the name of the Estate by Richard Joseph Oechsli as such Executor.

Witness my hand at office this 11th day of August, 2006.

Commission expires: 11-28-09

Notary Public

File Number: 260701465

RETURN TO:
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON