File No. 261100101

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF NOVEMBER, 2006.

Notary Public

MY COMMISSION EXPIRES: Aug. 20, 2007

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jerry Kennon, Attorney
Cumberland Title
216 Centerview Drive, Suite 139
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 11/29/06 13:20 2 pgs
Fees:13.00 Taxes:1387.50
20061129-0147266

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Travis C. Moore	Countrywide HOme Loans	1916007000600
(NAME) 636 Baxter Lane	(NAME) PO Box 10423	
(ADDRESS) Nashville, TN 37220	(ADDRESS) Van Nuys, CA 91410-0423	
(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, Anna Margaret Weesner Paysinger, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Travis C. Moore, HEREINAFTER CALLED THE GRANTEE(S), HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Beginning at a point in the center line of Baxter Lane, and being the southeast corner of this tract, thence; N 08-10-30 E, running through a power pole @ 15.30' a total distance of 488.81' to a 6 inch wooden fence post at the southern line of a T.V.A. line easement, thence; with the southerly line of said T.V.A. line easement and a fence N 81-49-30 W, 178.21' to an existing iron rod at a fence corner, thence; S 08-10-30 W, 488.80' to a point in the center of Baxter Lane, thence; with the center of Baxter Lane S 81-49-30 E, 178.20' to the point of beginning containing 1.99 acres more or less as per a survey by C & K Surveyors dated Nov. 2, 2006.

Being the same property conveyed to John Paysinger by deed from Joe L. Dudney and wife, Doris Dudney of record in Deed Book 11743, page 697, Register's Office for said County.

The said John Paysinger is now deceased leaving Anna Margaret Weesner Paysinger as the sole surviving heir.

This instrument is being executed on behalf of Anna Margaret Weesner Paysinger by Susan Bowles, her Attorney In Fact, pursuant to Power of Attorney filed for record in Instrument Number 20061129-0147265, Registers Office of 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 636 Baxter Lane, Nashville, TN 37220
(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), HIS 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), HIS 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 hands this 8th day of November, 2006.

Anna Margaret Weesner Paysinger

Anna Margaret Weesner Paysinger by
M. Susan Bowles, POA

STATE OF Georgia
COUNTY OF Muscogee

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Susan Bowles, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Anna Margaret Weesner Paysinger, as her Attorney In Fact, under Power of Attorney bearing Inst. No. 20061129-0147265, Register's Office, Davidson County, Tennessee, and who acknowledged the execution of the same to be the free act and deed of Anna Margaret Weesner Paysinger, under said Power of Attorney.

Witness my hand at office this 8th day of November, 2006.

Commission expires: 1/16/10

Notary Public

File Number: 261100101

RETURN TO:
Cumberland Title
216 Centerview Drive, Suite 139
Brentwood, TN 37027