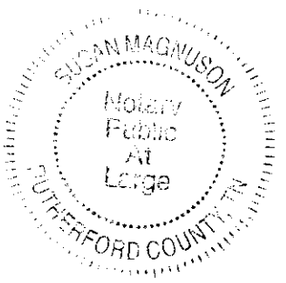
File No. 260900545

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF NOVEMBER, 2006.

Notary Public

MY COMMISSION EXPIRES: 9/17/09
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 12/04/06 13:34 2 pgs
Fees:13.00 Taxes:629.00

20061204-0149272

THIS INSTRUMENT WAS PREPARED BY
Jerry Kennon, Attorney
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Janice R. Moore	Ownit Mortgage Solutions, Inc.	Map 150-04-0-044.00
(NAME) 4100 Lancashire Drive	(NAME) 11700 Great Oaks Way #360	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Alpharetta, GA 30022	
(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, WE, Barry Alan Messer and wife, Judy Lea Laird-Messer, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Janice R. Moore, unmarried, 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. 543 on the Plan of Kensington of Priest Lake, Section One-B, as of record in Plat Book 6250, Page 150, 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 Barry Alan Messer and wife, Judy Lea Laird-Messer by deed from Kazuyoshi Gobaru and Kikuko Gabaru of record in Instrument number 20020624-0075678 and filed for record on June 24, 2002, Register's Office for said County.

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 4100 Lancashire Drive, Antioch, TN 37013
(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 my/our hands this 22nd day of November, 2006.

Barry Alan Messer
by Tonya Palmer, atty in fact

Barry Alan Messer

Judy Lea Laird-Messer
by Tonya Palmer, atty in fact

Judy Lea Laird-Messer

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 Tonya Palmer, 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 Barry Alan Messer and wife, Judy Lea Laird-Messer, as their Attorney In Fact, under Power of Attorney bearing Inst. No. * , Register's Office, Davidson County, Tennessee, and who acknowledged the execution of the same to be the free act and deed of Barry Alan Messer and wife, Judy Lea Laird-Messer, under said Power of Attorney. * 20061204014927 1

Witness my hand and official seal at office in Mt. Juliet, Tennessee, this the 11/22/2006.

My Commission Expires:
6/9/07

Notary Public

MANDY ALSUP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

File Number: 260900545

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