ADDRESS NEW OWNER:
Craig R. Mosher
Linda F. Mosher
909 Wonderland Pass
Hermitage, TN 37076

SEND TAX BILL TO:
New Owner

MAP & PARCEL NOS.:
086040B12000CO

BILL GARRETT, Davidson County
Trans:T20130098940 DEEDWARR
Recvd: 11/21/13 10:58 2 pgs
Fees:13.00 Taxes:795.50
20131121-0120049

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Ernest G. McAninch and Lee Ann McAninch, husband and wife** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Craig R. Mosher and Linda F. Mosher, husband and wife** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being all of Lot No. 91, on the Plan of Section Four, Sunset Oaks, as shown by plat appearing of record in Plat Book 9700, Page 569, of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more detailed description of said lot.

Being the same property conveyed to Ernest G. McAninch and wife, Lee Ann McAninch, from Thomas E. Halliburton and wife, Marcia Gayle Halliburton, by Warranty Deed recorded on October 15, 2007, in Instrument No. 20071015-0122054, Register's Office for Davidson County, Tennessee.

This is property with a common address of **909 Wonderland Pass, Hermitage, TN 37076**.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year being prorated and payment of same being paid by the Grantors;(1) All matters appearing on the Plan of record in Book 9700, Page 569, Register's Office for Davidson County, Tennessee;(2) All matters appearing in Boundary Plat of record in Plat Book 7900, Page 808, and Book 7900, Page 488, said Register's Office;(3) Declaration of Covenants, Conditions, and Restrictions of record in Book 9082, Page 567, said Register's Office;(4) By-Laws of record in Book 9082, Page 589, said Register's Office;(5) Charter for Homeowners Association of record in Instrument No. 19991207-0300671, said Register's Office; and(6) Quitclaim Deed to Homeowners Association for Open Space, Section 4, of record in Instrument No. 200905140044347, said Register's Office.

BGM

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and Interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 15th day of November, 2013.

Ernest G. McAninch

Lee Ann McAninch

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 **Ernest G. McAninch and Lee Ann McAninch, husband and wife** , with whom I am personally acquainted, or who 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 office this **15th** day of **November 2013.**

Notary Public
My Commission Expires:

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

File No. 1311-250

STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $215,000.00.

Affiant

Subscribed and sworn before me this 15th day of November, 2013.

Notary Public
My Commission Expires:

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017