FILE BOX 45

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,150.00

Melissa R. White
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF JUNE, 2004.

Marie Bradford
Notary Public

MARIE BRADFORD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

MY COMMISSION EXPIRES: 11/26/05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

Davidson County DEEDWARR
Recvd: 06/29/04 13:02 2pgs
Fees:13.00 Taxes:1147.56
20040629-0077084

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Barry Boston	Capital Bank & Trust Company	Map 063
(NAME) 1624 Stokley Lane	(NAME) 1820 West End Avenue	Group 08-0
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Nashville, TN 37203	Parcel 221
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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,
Dryer Construction, LLC, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Barry Boston and Shannon Hite ,both unmarried*, 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:**

* Joint Tenants with rights of survivorship.

Being Lot No. 22 on the Plan of Cleveland Hall, Phase One as of record in Plat Book 11700, Page 51 and corrected by Certificate of Correction recorded in Instrument No. 19991209-0301348, 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 Dryer Construction, LLC by Warranty Deed dated March 9, 2004 from Cleveland Hall, LLC, a Tennessee limited liability company of record in Instrument No. 20040310-0027508, Register's Office for Davidson County, Tennessee.

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

Restrictive Covenants of record in Book 11725, Page 76, Register's Office of said County.

Charter of Homeowner's Association as shown of record in Book 11725, Page 70, Register's Office for said County.

Deed of Conveyance as shown of record in Book 8006, Page 677, Register's Office for said County.

Easements as shown of record in Book 7844, Page 242, Book 7994, Page 173, Book 8068, Page 524 and Book 11720, Page 325, Register's Office for said County.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easement 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 1624 Stokley Lane, Hermitage, TN 37076

(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 our hands this 25th day of June, 2004.

Dryer Construction, LLC

By: _____

Darren P. Dryer

Attest: _____

STATE OF Tennessee
COUNTY OF Wilson

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Darren P. Dryer with whom I am personally acquainted and who upon his oath acknowledged himself to be the Officer of Dryer Construction, LLC. the within named bargainer, a corporation, and that, Darren P. Dryer as such Officer, being authorized to do executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by Darren P. Dryer as such Officer

Witness my hand and official seal this 6/25/2004

My Commission Expires: 1-23-06 _____

Notary Public

TRACEY TRUMPHOUR
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.

File Number2406343

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