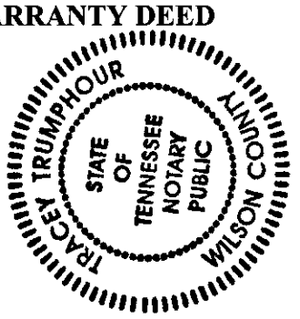
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $356,251.00

X Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF JANUARY, 2004.

Notary Public

MY COMMISSION EXPIRES: 1-23-06

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 02/01/05 10:35 2 pgs
Fees:13.00 Taxes:1318.13

20050201-0011558

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald J. Ritz	America's Wholesale Lender	064-01-0-134
(NAME) 1664 Stokley Lane	(NAME) P.O. Box 10212	
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) Van Nuys, California 91410	
(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

Donald J. Ritz and Yun T. Ritz, husband and wife,

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:

BEING Lot No. 83 on the Plan of Cleveland Hall Subdivision, Phase Two, as shown by plat of record in Plat Instrument #200203040026804, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Dryer Construction, LLC by deed from Cleveland Hall, LLC. of record in Instrument # 20041008-0121829, Register's Office for said County.

Restrictive Covenants of record in Deed 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.

Easement to Bellsouth as shown of record in Deed Book 11720, Page 325, Register's Office for said County.

Easement to Cumberland Utility District as shown of record in Deed Book 7994, Page 173, Register's Office for said County.

Easement to Metro as shown of record in Deed Book 8068, Page 524, Register's Office for said County.

Easement as shown of record in Deed Book 7844, Page 242, Register's Office for said County.

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

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

This conveyance is 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 1664 Stokley Lane, Old Hickory, TN 37138

(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.

Dryer Construction, LLC

By: Darin P. Dryer OR Garrison

Attest:

STATE OF TENNESSEE

COUNTY OF WILSON

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

Witness my hand and official seal at, Tennessee this 20th day of January, 2005.

Commission expires: 1-23-06

Tracey Trumphour
Notary Public

File Number: 250100182

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

