File No. 250201150

Record 1st

Return to:
All-Star Title, Inc.
120 Donelson Pike, Ste 201
Nashville, TN 37214

# WARRANTY DEED

STATE OF TN
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $379,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 11TH DAY OF MARCH, 2005.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 07/06/08

DENISE T. TIGNOR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Davidson County DEEDWARR
Recvd: 03/18/05 10:47 2 pgs
Fees:13.00 Taxes:1403.78

20050318-0029910

**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 |
|---|---|---|
| Benjamin A. Laning | New Owner | |
| (NAME) 1688 Stokley Lane | (NAME) New Owner | MAP/PARCEL 064-01-0-128 |
| (ADDRESS) Hermitage, TN 37076 | (ADDRESS) New Owner | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, **Dryer Construction LLC**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Benjamin A. Laning, an Unmarried Man**, HEREINAFTER CALLED THE GRANTEE(S), HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 89 PHASE TWO on the Plan of CLEVELAND HALL Subdivision, as of record in Instrument No. 200203040026804, 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 from Cleveland Hall, LLC be Deed dated August 13, 2004 and recorded August 31, 2004 in Instrument No. 20040831-0104973, Register's Office for Davidson County, Tennessee.

Subject to all matters as set forth per Instrument No. 200203040026804, Register's Office of said County.

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

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

Metro. Easement as shown of record in Deed Book 8068, Page 524, and Instrument No. 200411150136615 Register's Office for said County.

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

Easement as shown of record in Deed Book 7844, Page 242, 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.

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 1688 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, his/her/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, his/her/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 11th day of March, 2005.

Dryer Construction LLC

By: _____

Attest: _____

STATE OF TN

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 Darren P. Dryer to be the chief manager of Dryer Construction LLC the within named bargainer, a corporation, and that, Darren P. Dryer as such chief manager, 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 chief manager.

Witness my hand at office this 11th day of March, 2005.

Commission expires: 1-23-06

_____
Notary Public

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

**File Number: 250201150**

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