Davidson County DEEDWARR
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Fees:13.00 Taxes:1543.36

20050712-0080512

File No. [redacted]2687

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $417,125.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF JULY, 2005.

Notary Public

MY COMMISSION EXPIRES: 6-9-09

(AFFIX SEAL)

WENDY L. LOCKRIDGE NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

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
Rick E. Walkush	Countrywide Home Loans, Inc.	Map
(NAME) 1649 Stokely Lane	(NAME) 2021 N. Gallatin Road	
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) Madison, Tennessee 37115	
(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, I, Dryer Construction, LLC, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Rick E. Walkush and Barbara J. Walkush, husband and wife, HEREINAFTER CALLED THE GRANTEE(S), HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson **COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:**

Being Lot No. 173 on the Plan of CLEVELAND HALL, Phase Two, as of record in Instrument Number 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, LLC by deed from Cleveland Hall, LLC of record in Instrument Number 20050302-0022815, executed on 02/28/2005 recorded on 03/02/2005, Register's Office for Davidson 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 1649 Stokely 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 GRANTEE(S), HIS 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), HIS 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 8th day of July, 2005.

Dryer Construction, LLC

By: _____
Darren P. Dryer, Chief Manager

Attest: _____

STATE OF TENNESSEE

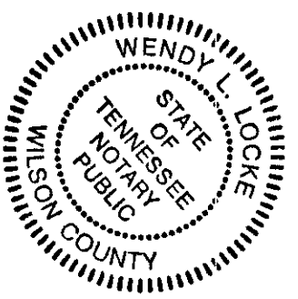
COUNTY OF WILSON

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 Chief Manager of Dryer Construction the within named bargainer, a corporation, and that, his as such himself, 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 8th day of July, 2006.

Commission expires: 6-9-07

_____
Notary Public



File Number: [redacted]2687

RETURN TO:
Cumberland Title
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Mt. Juliet, TN 37122