File No. 250802604

WARRANTY DEED

KIMIE PERRY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $19,900.00

Linda M. Dryer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF SEPTEMBER, 2005.

Notary Public

MY COMMISSION EXPIRES: EXPIRATION DATE: 10-12-08
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 09/22/05 13:03 2 pgs
Fees:13.00 Taxes:333.00
20050922-0113890

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
Linda M. Dryer	Irwin Mortgage Corporation	86-16-0-007.00
(NAME)	(NAME)	
405 Rockwood Drive	P.O. Box 23551	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Jacksonville, Florida 32241-3550	
(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, WE,

Robert J. Pate and wife, Yvette Pate,

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Linda M. Dryer and Darren P. Dryer, Wife and Husband,

HEREINAFTER CALLED THE GRANTEE(S), HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 4, Section Three, Hermitage Woods, as shown by plat of record in Plat Book 5050, Page 109 & 110, 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 Robert J. Pate and wife, Yvette Pate by deed from Robyn R. Bailey and Johnna Bailey of record in Instrument number 20011206-0134326, Register's Office for said County.

Subject to Restrictive Covenants of record in Deed Book 5211, Page 812 and 5239/850, Register's Office of said County.

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

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 405 Rockwood Drive, 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 GRANTEE(S), HER 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), HER 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 my/our hand(s) this 15th day of September, 2005.

Robert J. Pate

Yvette Pate

STATE OF TENNESSEE

COUNTY OF Wilson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Robert J. Pate and Yvette Pate the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand at office this.

Commission expires:

Notary Public

EXPIRATION DATE: 10-12-08

KIMIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

File Number: 250802604

RETURN TO:
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