File No. 250901709

WARRANTY DEED

Lauren M. Vickels State of Tennessee Notary Public Williamson County

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $364,900.00

Stella Hood
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE.

Lauren M Vickels
Notary Public

MY COMMISSION EXPIRES: 1-20-09
(AFFIX SEAL)

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

Davidson County DEEDWARR
Recvd: 10/07/05 10:41 2 pgs
Fees:13.00 Taxes:1350.13
20051007-0121261

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William P. Venable	~~William P. Venable~~ Wells Fargo	064-05-0-098.00
(NAME)	(NAME)	
1420 Station Four Ln.	P.O. Box 5708	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Springfield, OH 45501	
(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, Dryer Construction, LLC, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William P. Venable, and wife Mandi Venable, 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:

Land in Davidson County, Tennessee, being all of Lot No. 69, on the Plan of Phase One, Cleveland Hall, as shown by plat appearing of record in Plat Book 11700, Page 51, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being part of the same property conveyed to Cleveland Hall, LLC, a Tennessee limited liability company by Successor Trustee Special Warranty Deed dated December 4, 1997 of record in Book 10713, Page 250, as corrected in Book 11642, Page 821 and in Book 11714, Page 126, and being all of the same property further conveyed to Dryer Construction, LLC by Warranty Deed dated April 4, 2005 of record in Instrument No. 20050411-0039502, Register's Office for Davidson County, Tennessee.

Declaration of Covenants, Conditions and Restrictions of record in Book 11725, Page 76; Charter for Homeowners' Association of record in Book 11725, Page 70; Right-of-Way and Public Utility Easement of record in Book 7844, page 249; Public Utility and Drainage Easement of record in Book 7844, Page 262 and in Book 7844, Page 272; Drainage and Construction Easement of record in Book 7844, Page 268; Water Line Easement of record in Book 7994, Page 167 and in Book 7994, Page 173; Sanitary Sewer and/or Storm Drainage Easement of record in Book 8006, Page 677; BellSouth Easement of record in Book 11720, Page 325; Access Easement of record in Book 8068, Page 524; all matters shown on plat of record in Plat Book 11700, Page 51; all in the Register's Office for Davidson County, Tennessee.

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 1420 Station Four Ln., 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/her/their 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/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 4th day of October, 2005.

Dryer Construction, LLC

By: Darren P. Dryer, Organizer

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 organizer of Dryer Construction, LLC the within named bargainer, a corporation, and that, he as such organizer, being authorized to do executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as such organizer.

Commission expires:

JESSICA TALBOTT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN

My Commission Expires MAY 24, 2008

Notary Public

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RETURN TO:
Southern Title Services
124 1st Ave., S., Suite 102
Franklin, TN 37064