File No. [redacted]0772

WARRANTY DEED

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $22,500.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 1-23-06
(AFFIX SEAL)

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

Davidson County DEEDWARR
Recvd: 11/10/05 10:09 2 pgs
Fees:13.00 Taxes:83.25
20051110-0136287

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dryer Construction, LLC.	Dryer Construction, LLC.	Map 76-4.05
(NAME)	(NAME)	
P.O Box 8419	same	
(ADDRESS)	(ADDRESS)	
Hermitage, TN. 37076		
(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, Frank E. Stratton Jr. and Frank E. Stratton Jr., executor, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dryer Construction, LLC., 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:

Land in Davidson County, Tennessee, being Lot No. 6 on the division of Andrew Stark Property on Tulip Grove Road, approximately ¾ milesouth of Lebanon Pike containing 1.04 acres.

Said Lot No. 6 fronts 90 feet on the center of Tulip Grove Road and extends back between parallel lines easterly measuring 510 feet on the southerly line and 492 feet on the northerly line to a line in the rear on which it measures 90 feet.

Being the same property conveyed to H.H. Richardson by deed from George Ewin, Jr. and wife, Lila Mae Ewin of record in Deed Book 3954, page 445, Register's Office for said County. H.H. Richardson now being deceased leaving Eva Richardson as surviving spouse. Eva Richardson now being deceased leaving Frank E. Stratton, Jr. as executor of her estate by will in Docket No. 02P-2102.

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 0 Tulip Grove, 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), 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 my/our hand(s) this 8th day of November, 2005.

Frank E. Stratton, Executor
Frank E. Stratton Jr., Executor

Frank E. Stratton Jr.
Frank E. Stratton Jr.

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Frank E. Stratton Jr., with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 11/8/2005.

My Commission Expires: 1-23-06

Notary Public

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Frank E. Stratton, Jr. with whom I am personally acquainted and who upon his oath acknowledged himself to be the Executor of The Eva Richardson Estate the within named bargainer, , and that, Frank E. Stratton, Jr. as such Executor, being authorized to do executed the foregoing instrument for the purposes therein contained by signing the name of the Estate of Eva Richardson by Frank E. Stratton, Jr. as such Executor.

Witness my hand at office this 8th day of November, 2005.

Commission expires: 1-23-06

Notary Public

File Number: 251000772

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

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY