39B
1 of 2

File No. 260100002

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/09/06 13:54 2 pgs
Fees:13.00 Taxes:1694.60
20060109-0003032

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $458,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 6TH DAY OF JANUARY, 2006.

Notary Public

MY COMMISSION EXPIRES: [illegible]

EMILY C. MAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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
Randell D. Frey	Randell D. Frey	064-01-0-124.00
(NAME) 1441 Station Four Lane	(NAME) 1441 Station Four Lane	
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) Old Hickory, TN 37138	
(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 Randell D. Frey and Emily B. Frey, HUSBAND AND WIFE, 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. 93 on the Plan of Cleveland Hall Subdivision, Phase 2, as of record in Instrument# 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, a Tennessee limited liability, of record in instrument # 200502150017172, Register's Office for said County.

Charter of Homeowner's Association as shown of record in Book 11725, Page 70, Register's Office for said County.

Easement recorded in book 11720 page 325, book 7994 page 173, book 8068 page 524, book 7844 page 242 and instrument # 200411150136615, as shown in the Register's Office of Davidson County, Tennessee.

Restrictive Covenants of record in Deed Book 11725, Page 76 and in instrument # 200512020144894, Register's Office of said County.

Deed of Conveyance recorded in book 8006, page 677 as shown in the Register's Office of 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 1441 Station Four 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/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.

Dryer Construction LLC

By: _____
Darren P. Dryer, Organizer

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 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.

Witness my hand this 6th day of January, 2006.

Commission expires: 1-23-06

_____
Notary Public

File Number: 260100002

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