BOX 13

 # 10987 WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,648.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF FEBRUARY, 2006.

Notary Public

MY COMMISSION EXPIRES: 7-25-09

(AFFIX SEAL)

Heidi Jo Clayton Notary Public My Comm. Exp. 07/25/09 State Of TENNESSEE Davidson County

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Rychen	John Rychen	75-12E-17
(NAME)	(NAME)	
1004 Tulip Blossom Drive	1004 Tulip Blossom Drive	
(ADDRESS)	(ADDRESS)	
Hermitage, Tennessee 37076	Hermitage, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Blossom Trace, LLC, a Tennessee Limited Liability Company, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John Rychen and wife, Paige Rychen, HEREINAFTER CALLED THE GRANTEES, THEIR 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. 5 on the Plan of Blossom Trace, First Revision Final Plat, as of record in Instrument No. 20010920-0101745 and corrected by Instrument No. 20011025-0116872, 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 part the same property conveyed to Blossom Trace, LLC, a Tennessee limited liability company, by deed of record in Instrument No. 20010605-0058126, Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as 1004 Tulip Blossom 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

Davidson County DEEDWARR
Recvd: 03/01/06 13:55 2 pgs
Fees:13.00 Taxes:964.40

20060301-0023677

Witness my hand this 16th day of February, 2006.

Blossom Trace, LLC, a Tennessee Limited Liability Company

By: James David Carter

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary public in and for the state of County aforesaid, personally appeared James David Carter with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence),and who, upon oath, acknowledged himself to be the Manager of Blossom Trace, LLC, a Tennessee limited liability company and that he as such Manager executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Manager.

Witness my hand and official seal at Nashville, Tennessee this 16th day of February, 2006.

Commission expires:

Heidi Jo Clayton

Notary Public

