File No. 260601145

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/07/06 14:05 2 pgs
Fees:13.00 Taxes:582.75

20060807-0096597

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $157,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, 29th DAY OF JUNE, 2006

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

TAHIRA BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY, TN
My Commission Expires September 26, 2009

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeff Luther	Same	09801007900
(NAME)	(NAME)	
5145 Roxborough Drive		
(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, Darren P. Dryer, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jeff Luther and Jennifer Luther, 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. 81 on the Plan of the Re-subdivision of Lots 74 through 85 of Roxborough Subdivision, as of record in Plat Book 5200, Page 238, 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 Darren P. Dryer, an unmarried man by deed from The McCulloch Company of record instrument no. 200210280131586 Register's Office for said County

Being the same property further conveyed to Darren Parker Dryer by Quitclaim deed from Linda Malone Dryer of record instrument no. 200601240009143 Register's Office for said County.

Subject to all matters as set forth per Plat Book 5200, Page 238, Register's Office of said County.

Restrictive Covenants of record in Deed Book 5302, Page 669, Register's Office of said County.

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 5145 Roxborough 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), 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.

Darren Parker Dryer

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 Darren Parker Dryer, 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.

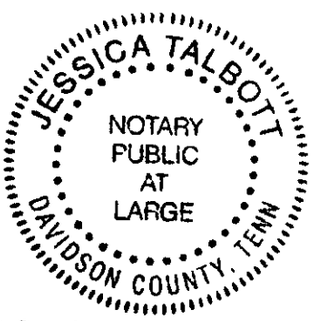
Witness my hand and official seal at Mt. Juliet, Tennessee, this 29th day of June, 2006

My Commission Expires: *

Notary Public

File Number: 260601145

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



My Commission Expires MAY 24, 2008