File No. 260701023

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/15/06 10:03 2 pgs
Fees:13.00 Taxes:166.50
20060815-0100203

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $45,000.00

Jessica Talbott
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 21ST DAY OF JULY, 2006.

Laura A Moore
Notary Public

MY COMMISSION EXPIRES: April 7, 2009
(AFFIX SEAL)

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

Laura A. Moore
State of Tennessee Notary Public
Sumner County

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PCEL NUMBERS
Scott Studer	Scott Studer	07600000405
(NAME) 0 Tulip Grove Road	(NAME) 524 St Paul Dr.	
(ADDRESS) Hermitage, TN 37076	(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, Dryer Construction LLC, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Scott Studer and wife, Allison Studer, HEREINAFTER CALLED THE GRANTEE(S), We HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract I
Land in Davidson County, Tennessee, being Lot No. 6 on the division of Andrew Stark Property on Tulip Grove Road, approximately ¾ mile south 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 Dryer Construction by deed from Frank E. Stratton Jr. and Frank E. Stratton Jr., ececutor of record in Instrument No. 200511100136287, Register's Office for said County.

~~***Being the same property conveyed to Scott Studer and wife, Allison Studer by deed from Dryer Construction as of record in Record Book _____, Page _____, Register's Office for 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 0 Tulip Grove Road, 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), We 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), We 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

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 at office this 21st day of July, 2006.

Commission expires: April 7, 2009

_____

Notary Public

File Number: 260701023

RETURN TO:

Cumberland Title

13018 Lebanon Road, Suite 100

Mt. Juliet, TN 37122

