File No. 210010181

AFTER RECORDING PLEASE RETURN TO:
Lawyer's Escrow Service Inc.
2021 Richard Jones Rd. Suite 220
Nashville, TN 37215

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $164,000.00

Nicholas Greco
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF JANUARY, 2010.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

SHANNON PHILBIN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 5, 2011

BILL GARRETT, Davidson County
Trans:T20100004961 DEEDWARR
Recvd: 01/26/10 09:09 2 pgs
Fees:13.00 Taxes:506.80
20100126-0006481

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard Landon Dirickson	~~Richard Landon Dirickson~~ Franklin Synergy Bank	173160A02100
(NAME)	(NAME)	
3109 Hidden Creek Drive	~~3109 Hidden Creek Drive~~ 3301 Aspen Grove Dr Ste 200	
(ADDRESS)	(ADDRESS)	
Cane Ridge, Tennessee 37013	~~Cane Ridge, Tennessee 37013~~ Franklin, TN 37067	
(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, Michael W. Granstaff, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Richard Landon Dirickson, married, hereinafter called the grantee(s), 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 all of Lot No. 67, on the plan of Hidden Creek Phase 1 Section 1, Phase 2 and Phase 3, Section 1, of record in Instrument 20030213-0020016, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to Michael W. Granstaff by deed from Beazer Homes Corp. DBA Phillips Builders, a Tennessee Corporation of record in Instrument 20031008-0149188 on 10/03/2003 and filed for record on 10/08/2003, Register's Office for Davidson County, Tennessee.

All matters as set forth per Instrument 20030213-0020016, said Register's Office.

Restrictions of record in Instrument 20020514-0059176, said Register's Office as amended of record in Instrument 20030313-0033781, said Register's Office as amended of record in Instrument 20050308-0025065, said Register's Office as amended of record in Instrument 20090908-0084135, said Register's Office.

By-Laws of record in Instrument 20030303-0027389; Amended in Instrument 20090908-0084136, said Register's Office.

Quitclaim Deed to Homeowner's Association as shown of record in Instrument 20030303-0027387, said Register's Office.

Charter of Homeowner's Association as shown of record in Instrument 20030303-0027388, said Register's Office.

Charter of Homeowner's Association as shown of record in Instrument 20081230-0123265, said Register's Office.

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 3109 Hidden Creek Drive, Cane Ridge, TN 37013
(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), 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), 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.

Instrument NoCorrected in Instrument No. 20030331-0042208

Witness my/our hands this 22nd day of January, 2010.

Michael W. Granstaff

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Michael W. Granstaff, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained on this 1/22/2010.

Witness my hand at office this 1/22/2010.

Commission expires: 9/28/13

Notary Public

File Number: 210010181

RETURN TO:
Sidwell Title
121 First Avenue South, Suite 200
Franklin, TN 37064

