FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$137,500.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **August 21, 2013.** Notary Public MY COMMISSION EXPIRES: 1/26/14 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20130073088 DEEDWARR
Recvd: 08/23/13 12:04 2 pgs
Fees:13.00 Taxes:508.75
20130823-0089209

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE LLC
2508 North Mt. Juliet Road, Mt. Juliet, TN 37122
File #13-0695

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dorothy Retterer	**SunTrust Mortgage, Inc.**	**98-5-55**
(NAME) **5096 Bell Road**	(NAME) **901 Semmes Ave., RVW5023**	
(ADDRESS) **Hermitage,TN 37076**	(ADDRESS) **Richmond, VA 23224**	
(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, **William Joseph Streisel III,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Dorothy Retterer, an unmarried individual,** 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:

Being Lot Number 173 on the Plan of Revision of Lots 171, 172 & 173, Lake Park, Section 7 of record in Plat Book 5190, Page 650, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to William Joseph Streisel III by Quitclaim Deed from Alma Penix recorded May 15, 2013 in Instrument Number 20130515-0049041, Register's Office for Davidson County, Tennessee; and further conveyed to Alma Penix by Special Warranty Deed from The Secretary of Veterans Affairs recorded May 13, 2013 in Instrument Number 20130513-0048067, Register's Office for Davidson County, Tennessee; and further conveyed to Secretary of Veterans Affairs by Substitute Trustee's Deed from Arnold W. Weiss recorded May 4, 2012 in Instrument Number 20120504-0038700, Register's Office for Davidson County, Tennessee, and further conveyed to Terrance K. Jones and wife Kimberly D. Jones by Deed from Randall W. Cagle and wife, Elizabeth D. Cagle recorded December 4, 1997 in Book 10708, Page 120, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **5096 Bell Road, Hermitage, TN 37076**
(House Number) (Street) (City, State) (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.

IN WITNESS WHEREOF, this instrument has been executed on this the **21st** day of **August, 2013**.

William Joseph Streisel III

STATE OF **TENNESSEE**
COUNTY OF **Davidson**

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **William Joseph Streisel III**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **21st** day of **August, 2013**.

NOTARY PUBLIC

My Commission Expires: 1/20/14

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY