BILL GARRETT, Davidson County
Trans:T20150084175 DEEDWARR
Recvd: 10/02/15 13:50 2 pgs
Fees:13.00 Taxes:259.00

20151002-0100605

Prepared By & Return To:
Tennessee Title Services, LLC
720 A South Church Street
Murfreesboro,TN 37130
15-0230M

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $70,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 21st day of September, 2015

Notary Public
Commission Expires: 7/2/17

RUTHERFORD COUNTY TENNESSEE NOTARY PUBLIC STATE OF MELODY P. WILSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Michael Alan Dietrich 102 Berkley Drive Madison, TN 37115	732 N Wickshire Way Brentwood, TN 37027 Michael Alan Dietrich	051-12-0-035.00

WARRANTY DEED

FOR AND IN 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, I/WE,

Suydam, Inc. A Florida Corporation

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Michael Alan Dietrich

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. 40 on the Plan of Morningside Heights, Section One, of record in Plat Book 1130, Page 76, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Suydam, Inc., by Quitclaim Deed from Kevin Smokowski, dated 8/23/11 and recorded 10/5/11 in Instrument No. 20111005-0077182; and being the same property previously conveyed to Kevin Smokowski, by Warranty Deed from Kathrin A. Hast and Donald H. Hast, dated 8/23/11 and recorded 9/6/11 in Instrument No. 20110906-0068819, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 102 Berkley Drive, Madison, TN 37115.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 21st day of September, 2015.

Suydam Inc., A Florida Corpration

Paul Suydam, President

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

Personally appeared before me, a Notary Public in and for said County and State, personally appeared Paul Suydam with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the President of **Suydam Inc., A Florida Corporation**, the within named bargainor, a corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

Witness my hand and official seal at office this 21st day of September, 2015.

Notary Public

My Commission Expires:

ZHORZHETA IVANOVA
Notary Public - State of Florida
My Comm. Expires Jan 5, 2017
Commission # EE 835933
Bonded Through National Notary Assn.

(Notary Seal)