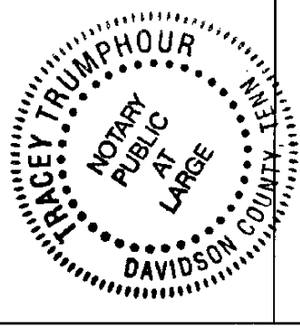
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $179,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF NOVEMBER, 2000.

Notary Public

MY COMMISSION EXPIRES: 3/23/02

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

Davidson County DEEDWARR
Recvd: 12/06/00 13:32 2pgs
Fees:11.00 Taxes:864.15

20001206-0120064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel A. DeFranzo	Franklin American Mortgage Company	Map 98-
(NAME) 5040 John Hager Rd.	(NAME) 501 Corporate Centre Dr.	Group 09-0-B
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Franklin Tennessee 37067	Parcel 5
(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,

Landmark Homes of Tennessee, Inc.

, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Daniel A. DeFranzo and Wife, Kimberly D. DeFranzo

, 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 No. 5 on the Plan of Windchase, Phase 3, as of record in Plat Book 11700, Page 14, 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 Landmark Homes of Tennessee, Inc. by deed from New Hope Partners of record in Instrument Number 200004280042386, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Record Book 10969, Page 417 and Record Book 11657, Page

304, Register's Office of said County

Subject to By-Laws in Record Book 11657, Page 320, Register's Office for said County.

Deed of Conveyance in Book 11497, Page 571, Register's Office for said County.

Storm Water Detention Agreement in Book 11453, Page 447, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

unimproved ☐

This is improved ☒ property, known as 5040 John Hager Rd., 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 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.

Witness our hands this 29th day of November, 2000.

Landmark Homes of Tennessee, Inc.

By: _____
Gary W. Wisniewski, President

Attest: _____

STATE OF Tennessee
COUNTY OF Davidson

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Gary W. Wisniewski with whom I am personally acquainted and who upon his oath acknowledged himself to be the President of Landmark Homes of Tennessee, Inc. the within named bargainer, a corporation, and that, he as such President, being authorized so to do executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by Gary W. Wisniewski as such President

Witness my hand and official seal this 11/29/2000.

My Commission Expires: 3\23\02

_____ Notary

TRACEY TRUMPHOUR
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY TENN

File Number200011004
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122