WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF MAY, 2001.

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: 05/23/01 14:34 2pgs
Fees:11.00 Taxes:703.00

20010523-0053648

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Lee Spelta	Chase Manhattan Mortgage Corporation	MAP 98-5
(NAME) 5805 South New Hope Road	(NAME) P.O. Box 47020	GROUP B
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Doraville Georgia 30362	PARCEL 4.00
(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. A TENNESSEE CORPORATION,

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

ROBERT LEE SPELTA AND WIFE, TINA STRINGER SPELTA,

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. 4 on the First Revision of Baypointe Subdivision, Phase I, as of record in Instrument No. 200006210061773, 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 part of the same property conveyed to Landmark Homes of Tennessee, Inc. A Tennessee Corporation by deed from Baypointe, LLC of record in Instrument Number 200007200071652, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Instrument Number 200005100047337 and 20000720071748; and Restrictive Covenants as may affect subject property of record in Book 3827, page 822; Book 3811, page 637; Book 3827, page 830; Book 4075, page 628, Register's Office for said County.

This conveyance is subject to easement to Metro of record in Book 10316, page 619 and Transmission line easement of record in Book 1255, page 347 and Book 1280, page 445, 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 5805 South New Hope 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 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 15th day of May, 2001.

Landmark Homes of Tennessee, Inc.

By: _____
Gary W. Wisniewski, President

Attest: _____

STATE OF Tennessee
COUNTY OF Wilson

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Gary M. Wisniewski with whom I am personally acquainted and who upon his oath acknowledged himself to be the President of Landmark Homes of Tennessee, Inc., a Tennessee Corporation the within named bargainer, a corporation, and that, Gary M. Wisniewski 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 M. Wisniewski as such President.

Witness my hand and official seal this 15th day of May 2001.

My Commission Expires: 3/23/02

Notary Public

File Number2104325

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