# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,253.00

Penelope J Sanders
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF NOVEMBER, 2001.

Wendy L Causey
Notary Public

MY COMMISSION EXPIRES: 5-28-2003
(AFFIX SEAL)

WENDY L. CAUSEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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

Davidson County DEEDWARR
Recvd: 11/28/01 14:28 2pgs
Fees:13.00 Taxes:441.24

20011128-0130157

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Penelope J. Sanders | America's Wholesale Lender | Part of |
| (NAME) 4410 Smokey Mountain Place | (NAME) 1800 Tapo Canyon Road | Map 175 |
| (ADDRESS) Antioch, TN 37013 | (ADDRESS) Simi Valley California 93063 | Parcel 075 |
| (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,

Park Place Ventures, LLC ,

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

Penelope J. Sanders, unmarried ,

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 Unit No.. 7A on the Plan of Park Place Subdivision, Phase I, as of record in Instrument No. 20010129-0008516 and amended by Instrument No. 200110190114191, 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 Park Place Ventures, LLC by deed from E. Cordell Lawrence and Margaret L. Lawrence of record in Deed Book 11179, page 708, Register's Office for said County.

Subject to Master Deed in Instrument No. 200102140014161; Instrument No. 200107020069590 and Instrument No. 200110190114191, Register's Office for said County.

Storm Water Detention Agreement in Book 11672, Page 447, Register's Office for said County.

Easement to Nashville Gas as shown of record in Deed Book 5897, Page 191, Register's Office for said County.

TVA Easement as shown of record in Deed Book 435, Page 507, Register's Office for said County.

Lease Agreement in Book 10918, Page 497, Register's Office for said County.

Easement Agreement as shown of record in Deed Book 11491, Page 719 and Book 11539, Page 799, 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 4410 Smokey Mountain Place, Antioch, 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 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 21st day of November, 2001.

Park Place Ventures, LLC

By: James David Carter, Chief Manager

Attest:

STATE OF Tennessee
COUNTY OF Wilson

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared David Carter with whom I am personally acquainted and who upon his oath acknowledged David Carter to be the Chief Manager of Park Place Ventures, LLC the within named bargainer, a corporation, and that, David Carter as such Chief Manager, being authorized to do executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by David Carter as such Chief Manager

Witness my hand and official seal this 11/21/2001

My Commission Expires:_____

Notary Public

**File Number2111078**
**RETURN TO:**
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

ROBERT E. JOHNSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 2003