WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $148,875.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF DECEMBER, 2001.

Notary Public

MY COMMISSION EXPIRES: 3/23/02

(AFFIX SEAL)

TRACEY TRUMPHOUR
NOTARY PUBLIC
WILSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 12/18/01 10:16 3pgs
Fees:18.00 Taxes:550.84

20011218-0139439

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James H. Herrod	National Bank of Commerce	Map 175-04
(NAME) 404 Yosemite Court	(NAME) 115 29th Avenue South	Group A
(ADDRESS) Antioch, TN 37013	(ADDRESS) Nashville Tennessee 37212	Parcel 30
(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

James H. Herrod, an Unmarried Man ,

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:

See Exhibit "A"

Being 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.

STORM WATER DETENTION AGREEMENT as shown of record in Deed Book 11672, Page 447, Register's Office for said County.

NASHVILLE GAS Easement 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 as shown of record in Deed Book 10918, Page 497, Register's Office for said County.

Easement agreement as shown of record in Deed Book 11491, Page 719, Book 11539, page 799, Register's Office for said County.

unimproved ☐

This is improved ☒ property, known as 404 Yosemite Court, 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 14th day of December, 2001.

Park Place Ventures LLC

By: Jane Dave L 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 President, 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 Manger.

Witness my hand and official seal this 12/14/2001

My Commission Expires: 3/23/02

Notary Public

TRACY THOMPSON
NOTARY PUBLIC
WILSON COUNTY, TENN.

File Number2112033
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

EXHIBIT A

Land in Davidson County, Tennessee, being Unit 11, Park Place Subdivision, a Private Element Horizontal Property Regime, located on Smokey Mountain Place, Antioch, Davidson County, Tennessee, and described in a Master Deed for Park Place Subdivision, a Horizontal Regime with Private Elements, of record as Instrument Number 20010214-0014161, re-recorded as Instrument Number 20010702-0069590, Register's Office for Davidson County, Tennessee, as amended by Instrument recorded as Instrument Number 20011019-0114191, re-recorded as Instrument Number 20011212-0136927, said Register's Office, to which reference is hereby made. The easement, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, c-owners and tenants of Park Place Subdivision, a Private element Horizontal Property Regime, contained in the said Master Dee, the plan filed as Exhibit "E" to said Master Deed appearing as instrument Number 20011019-0114191, re-recorded as Instrument Number 20011212-0136927, said Register's Office, and Bylaws appended thereto are incorporated in this description by reference and made a part hereof the same as though copied herein.