BOX #14A

WARRANTY DEED

STATE OF TENNESSEE G#14752-2
COUNTY OF ~~WILSON~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,165.00

Patricia L. Trapp
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF DECEMBER, 2001.

Notary Public

MY COMMISSION EXPIRES: 4/10/05
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 12/20/01 10:01 3pgs
Fees:18.00 Taxes:514.91
20011220-0140503

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: MORTGAGEE:	MAP-PARCEL NUMBERS
Patricia L. Trapp	Countrywide Home Loans, Inc.	Map 175-04
(NAME) 4321 Smokey Mountain Place	(NAME) 4500 Park Granada	Group A
(ADDRESS) Antioch, TN 37013	(ADDRESS) Calabasas, CA 91302-1613	Parcel 4
(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

Patricia L. Trapp , an unmarried woman

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 Unit 2-A 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 ParkPlace Subdivision, a Horizontal Property Regime with Private Elements, of record as Instrument no. 20010214-0014161, re-recorded as Instrument No. 20010702-0069590, Register's Office for Davidson County, Tennessee, as amended by instrument recorded as Instrument No. 20011019-0114191, re-recorded as Instrument No. 20011212-0136927, said Register's Office, to which reference is hereby made. The easement, restrictive covenants, conditions and regulation imposed upon and relating to the units, property , co-owners and tenants of Park Place Subdivision, a Private Element Horizontal Property Regime, contained in the said Mater Deed, the plan filed as Exhibit "E" to said Master Deed appearing as Instrument No. 20011019-

Continued on ~~XXXX~~ page. three.

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.

Sewer Drain and Construction Easement as shown of record in Deed Book 11491, Page 719, Register's Office for said County.

Deed of Easements as shown of record in Deed Book 11539, Page 799, Register's Office for said County.

Storm Water Detention Agreement of record in Book 11672, 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 4321 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 19th day of December, 2001.

Park Place Ventures, LLC

By: James David Carter, Jr. Mgr. 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 12/19/2001

My Commission Expires: 3/23/03

Notary Public

TRACEY TRUMPROUF NOTARY PUBLIC AT LARGE TENNESSEE WILSON COUNTY

File Number2112032

RETURN TO:

Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

Continuation of Legal

0114191, re-recorded as Instrument No. 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.