WARRANTY DEED

LURA K. PERRY NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $218,850.00

Margaret Beamon
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF FEBRUARY, 2002.

Lura K. Perry
Notary Public

MY COMMISSION EXPIRES: Aug 8, 2004
(AFFIX SEAL)

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

Davidson County DEEDWARR
Recvd: 03/05/02 08:32 2pgs
Fees:13.00 Taxes:809.75
20020305-0027198

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Margaret Beamon	Margaret Beamon	Map 098
(NAME) 6100 Baypointe Drive	(NAME)	Group 05-0-B
(ADDRESS) Nashville, TN 37217	(ADDRESS)	Parcel 48
(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

Margaret Beamon and Husband, Flozell Beamon ,

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. 48 First Revision, Final Plat Baypointe Subdivision, Phase I, as shown by plat of record in Instrument Number 200006210061773, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being part of the same property conveyed to Landmark Homes of Tennessee, Inc. by deed from Baypointe, LLC of record in Instrument Number 200104100035196, Register's Office for said County.

Easement as shown of record in Deed Book 1255, Page 347, and Book 1280, Page 445, and Book 10316, Page 619, Register's Office for said County.

Restrictive Covenants of record in Deed Book 3827, Page 822, and Book 3811, Page 637, and Book 3827, page 830, and Book 4075, Page 628, and Instrument Number 200005100047337, and Instrument Number 200007200071748, Register's Office of said County.

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

unimproved ☐

This is improved ☒ property, known as 6100 Baypointe Drive, Nashville, TN 37217

(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 27th day of February, 2002.

Landmark Homes of Tennessee, Inc.

By: _____

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 Wisniewski with whom I am personally acquainted and who upon his oath acknowledged Gary Wisniewski to be the President of Landmark Homes of Tennessee, Inc. the within named bargainer, a corporation, and that, Gary Wisniewski as such President, being authorized to do executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by Gary Wisniewski as such President.

Witness my hand and official seal this 2/27/2002

My Commission Expires Aug. 8, 2004 _____
Notary Public

LURA K. PERRY
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.

File Number2202387

RETURN TO:
Cumberland Title Company
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Mt. Juliet, Tennessee 37122