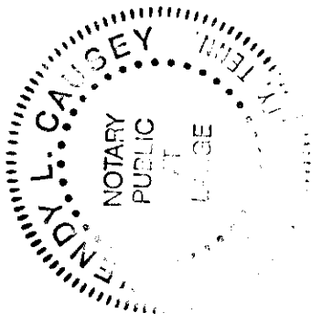
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,875.00

Virginia Boyd
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF FEBRUARY, 2002.

Wendy L Causey
Notary Public

MY COMMISSION EXPIRES 5-28-2005
(AFFIX SEAL)

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

Davidson County DEEDWARR
Recvd: 04/12/02 10:36 2pgs
Fees:13.00 Taxes:465.74
20020412-0045485

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thedis A. Modisette	Thedis A. Modisette	Map175
(NAME) 3903 Parks Retreat Drive	(NAME) Same	Group 4A
(ADDRESS) Antioch, TN 37013	(ADDRESS)	Parcel 2
(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 ,

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

Thedis A. Modisette and Wife, Kathryn J. Modisette ,

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, Unit 1-B Park Place Subdivision, a Private Element Horizontal Property Regime, located on ~~Smo~~key Mountain Place, Antioch, Davidson County, Tennessee and described in a Master Deed for Park Place Subdivision, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20010214-0014161, rerecord in Instrument No. 20010702-0069590, Register's Office for Davidson County, Tennessee, as amended by instrument recorded as instrument No. 20011019-0114191, rerecorded as Instrument No. 20011212-0136927, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations 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 master Deed, the plan filed as Exhibit "E" to said Maser Deed appearing as Instrument No. 20011019-0114191, rerecorded 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.

Being part of the same property conveyed to Park Place Ventures by deed from E. Cordell Lawrence and wife Margaret L. Cordell of record in Deed Book 11179, page 708, Register's Office for said County.

unimproved ☐

This is improved ☒ property, known as 3903 Parks Retreat Drive, 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 28th day of February, 2002.

Park Place Ventures

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 James David Carter with whom I am personally acquainted and who upon his oath acknowledged James David Carter to be the Chief Manager of Park Place Ventures the within named bargainer, a corporation, and that, James 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 James David Carter as such Chief Manager

Witness my hand and official seal this 2/28/2002

My Commission Expires: 5-28-2003

Notary Public

File Number2202305

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

