WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF JULY, 2002.

Notary Public

MY COMMISSION EXPIRES: 1-23-06

(AFFIX SEAL)

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

Davidson County DEEDWARR
Recvd: 07/29/02 11:13 2pgs
Fees:13.00 Taxes:666.00

20020729-0090464

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Darren G. Foster		Map 098
(NAME) 6325 Spera Pointe Crossing	(NAME) Same	Group 5
(ADDRESS) Hermitage, TN 37076	(ADDRESS)	Parcel B
(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

Darren G. Foster , **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 Lot No. 34 of Final Plat of Baypointe Subdivision, Phase II, as shown by plat of record in Plat Instrument Number 200106080060679, 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 200204110045053, Register's Office for said County.

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

Sewer Storm Drainage Easement as shown of record in Deed Book 10316, Page 619, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Deed Book 3827, page 822, and Book 3287, Page 830, and Book 3811, Page 637, and Book 4075, Page 628, and Instrument Number 200005100047337 and 200007200071748, 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 6325 Spera Pointe Crossing, Hermitage, TN 37076

(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 26th day of July, 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 7/26/2002

My Commission Expires: 1-23-06 Tracey Trupour
Notary Public

TRACEY TRUMPHOUR NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

File Number2207295
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122