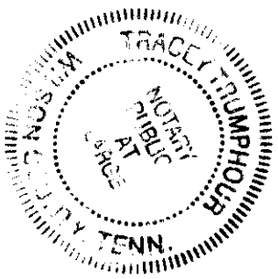
WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/02/02 10:49 2pgs
Fees:13.00 Taxes:674.14
20020802-0092770



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 182,200.00

Angela B. Hamlin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST 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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Angela B. Hamlin	Wachovia Mortgage Corporation	Map 098
(NAME) 105 Mueller Court	(NAME) 1410 Commonwealth Dr	Group 05-0-B
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Wilmington North Carolina 28403	Parcel 042
(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 Angela R. Hamlin, 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. 42 of Final Plat of Baypointe Subdivision, Phase II, as of record in Instrument No. 200106080060679, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being part of the same property conveyed to Landmark Homes of Tennessee, Inc. by deed from Baypointe, LLC of record in Instrument Number 200201300012987, Register's Office for said County.

Restrictive Covenants of record in Deed Book 3827, Page 822; Instrument No. 200005100047337; Book 3287, Page 830; Book 3811, Page 637; Instrument No. 200007200071748 and Book 4075, Page 628, Register's Office of 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.

Subject to all matters as set forth per Instrument No. 200106080060679, 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 105 Mueller Court, 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 31st 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 7/31/2002

My Commission Expires: 1-23-06

Notary Public

TRACEY TRUMPHOUR NOTARY PUBLIC AT LARGE WILSON COUNTY TENN.

File Number2207267

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