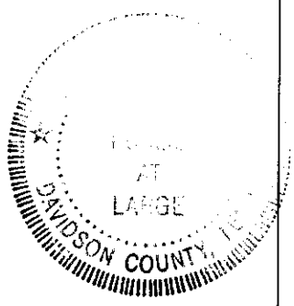
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ #162,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF OCTOBER, 2002.

Notary Public

MY COMMISSION EXPIRES: 11-27-04
(AFFIX SEAL)

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

Davidson County DEEDWARR
Recvd: 10/11/02 12:24 2pgs
Fees:13.00 Taxes:599.40

20021011-0125153

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Clarice J. Dixon	Suntrust Mortgage	Map 175-4A-10
(NAME)	(NAME)	
4405 Smokey Mountain Place	901 Semmes Ave	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Richmond VA 23224	
(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 Clarice J. Dixon, 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. 4, Park Place Subdivision Phase I, as shown on plat of record in Instrument Number 20010129-0008516, 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 the same property conveyed to Park Place Ventures, LLC by deed from E. Cordell Lawrence and wife, Margaret L Lawrence of record in Deed Book 11179, page 708, Register's Office for said County.

Being the same property conveyed to Clarice J. Dixon, unmarried by deed from Park Place Homeowners Association as of record in Record Book *_____, Page _____, Register's Office for said County.

* 20021011-0125152

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

unimproved ☐

This is improved ☒ property, known as 4405 Smokey Mountain Place, Nashville, 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 3rd day of October, 2002.

Park Place Ventures, LLC

By: _____

Attest: _____

STATE of Tennessee
COUNTY of Wilson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Gary Wisniewski with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledge himself to be a President of Park Place Ventures, LLC, the within named bargainer, a Limited Liability Company, and that Gary Wisniewski as such President, executed the foregoing instrument for the purposes therein contained, by signing the name of the Limited Liability Company by Gary Wisniewski as President.

Witness my hand and official seal this 10/3/2002

My Commission Expires 1-23-06 _____
Notary Public

TRACEY TRUMPHOUR NOTARY PUBLIC AT LARGE WILSON COUNTY TENNESSEE

Prepared By:
~~File Number 2209166~~
~~RETURN TO:~~
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

RETURN TO:
Advantage Title & Escrow
109 Kenner Avenue
Nashville, TN 37205
615-292-2665
399