WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

s/Ann M. Knight
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF OCTOBER, 2002.

Notary Public

MY COMMISSION EXPIRES: 1-23-06

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 10/16/02 08:52 2pgs
Fees:13.00 Taxes:407.00

20021016-0126965

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
Ann M. Knight	GMAC Mortgage Corporation	Map175
(NAME) 4401 Smokey Mountain Place	(NAME) P.O. Box 57003	Group 04-0-A
(ADDRESS) Antioch, TN	(ADDRESS) Irvine California 92619-7003	Parcel 7
(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
Ann M. Knight and Bess Andrews, tenants in common with right of survivorship, 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 3A of the Final Plat of Park Place Subdivision, Phase I of record in Instrument No. 200101290008516 and revised in Instrument No. 200110190114191, being a Private Element Horizontal Property Regime, located on Smokey Mountain Place, Antioch, Davidson County, Tennessee, and being described in Master Deed for Park Place Subdivision, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20010214-0014161, re-recorded in Instrument No. 20010702-0069590, Register's Office for Davidson County, Tennessee, as amended by Instrument recorded as Instrument No. 20011019-0114191, re-recorded 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 Master Deed, the plan filed as Exhibit "E" to said Master Deed appearing as Instrument No. 20011019-0114191, re-recorded 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, 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.

Storm Water Detention as shown of record in Book 11672, page 447

Easement as shown of record in Deed Book 5897, Page 191, Register's Office for said County.
to Nashville Gas

TVA Easement as shown of record in Deed Book 435, Page 507, Register's Office for said County.

Easement as shown of record in Deed Book 10918, Page 497, Book 11491719, Book 11539, page 799, and Instrument Number 200204250051015, Register's Office for said County.

Master Deed as shown of record in Instrument Number 200102140014161, 200107020069590, 200110190114191 and 200112120136927, Register Office for said County.

By Laws as shown of record in Instrument 200102140014161, 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 4401 Smokey Mountain Place, Antioch, TN

(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 15th day of October, 2002.

Park Place Ventures, LLC

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 M. Wisniewski with whom I am personally acquainted and who upon his oath acknowledged himself to be the Chief Manager of Park Place Ventures, LLC the within named bargainer, a corporation, and that, Gary M. Wisniewski 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 Gary M. Wisniewski as such Chief Manager

Witness my hand and official seal this 10/15/2002

My Commission Expires: 1-23-06

Notary Public

TRACEY TRUMPHOUR
NOTARY PUBLIC
WILSON COUNTY, TENN.

File Number2209707
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122