#5172
Box 13

WARRANTY DEED

BETH TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $193,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF FEBRUARY, 2003.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

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

Davidson County DEEDWARR
Recvd: 04/17/03 14:26 2pgs
Fees:13.00 Taxes:714.10

20030417-0051490

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nancy S. Mayberry	NANCY S. MAYBERRY	Map 98
(NAME) 104 Mueller Court	(NAME) 104 MUELLER COURT	Group 05-0-B
(ADDRESS) Hermitage, TN 37076	(ADDRESS) HERMITAGE, TN. 37076	Parcel 44
(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
Nancy S. Mayberry, 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. 44 on the Plan of Baypointe Subdivision, Phase II, as of record in Instrument No. 20010608-0060679, 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 the same property conveyed to Landmark Homes of Tennessee, Inc. by deed from Baypointe, LLC of record in Instrument Number 20020315-0032950 and corrected in Instrument Number 2000325-0035884, Register's Office for said County.

Restrictive Covenants of record in Book 3811, Page 637, Book 3827, Page 822, Book 3827, Page 330, Book 4075, Page 628, Instrument No. 20000510-0047337, Instrument No. 20000720-071748 and Instrument No. 20010621-0065743, Register's Office of said County.

Easement as shown of record in Deed Book 1255, Page 347, Book 1280, Page 445 and Book 10316, Page 619, Register's Office for said County.

Quitclaim Deed to Homeowner's Association of record in Instrument No. 20020805-0093528, 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 104 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 28th day of February, 2003.

Landmark Homes of Tennessee, Inc.

By: _____
Gary M Wisniewski, President

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 President of Landmark Homes of Tennessee, Inc. the within named bargainer, a corporation, and that, he 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 M. Wisniewski as such President

Witness my hand and official seal this 2/28/2003

My Commission Expires: 11-16 05

Notary Public Virginia L Boyd

File Number2302419

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

