WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $197,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF ~~JULY, 2003.~~

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: 08/04/03 13:58 2pgs
Fees:13.00 Taxes:732.23

20030804-0110182

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark L. Thomas	Pulte Mortgage Corporation	Map 97-16
(NAME) 205 Bay Overlook Court	(NAME) 7475 South Joilet Street	Group A
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Englewood Colorado 80112	Parcel 107.00
(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., a Tennessee Corporation , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mark L. Thomas, an Unmarried Man , 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. 107 on the Plan of The Peninsula, Phase Three, Section One, as of record in Plat Book 7900, Page 854 and revised in Plat Book 9700, Page 724, 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., a Tennessee Corporation by deed from Signature J. Homes, Inc. of record in Instrument Number 200209050107857, Register's Office for said County.

Easement as shown of record in Instrument Number 200104180038172, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Deed Book 9564, page 693, and Book 10453, Page 287, and Book 9954, Page 35, and Book 11258, Page 85, and Book 9943, Page 908, and Book 11692, Page 36, and Book 9977, Page 359, and Book 10333, Page 219, Register's Office for said County.

By-Laws of record in Book 10973, Page 39, and Book 11181, Page 371, and Instrument Number 200008220083193, 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 205 Bay Overlook 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 29th day of July, 2003.

Landmark Homes of Tennessee, Inc.

By: _____ Pres.

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., a Tennessee Corporation 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 7/29/2003

My Commission Expires: 1-23-06 _____
Notary Public

NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.
TRACEY TRUMPHOUR

File Number23070123
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122