File No. 250300434

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/14/05 10:18 2 pgs
Fees:13.00 Taxes:513.93

20050314-0027617

LINDA V. JONES NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $138,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF MARCH, 2005.

Notary Public

MY COMMISSION EXPIRES: 7-22-05

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services
4733 Andrew Jackson Pkwy., Suite 1C
Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Doulgas McGee	Doulgas McGee	Map 175-04-0-A
(NAME) 4616 Banff Park Court	(NAME) 4616 Banff Park Court	Parcel 063.00
(ADDRESS) Antioch, Tennessee 37013	(ADDRESS) Antioch, Tennessee 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), 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 GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Douglas McGee and Michelle McGee, husband and wife,** HEREINAFTER CALLED THE GRANTEE(S), 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, being all of Unit No. 31B, as described in Exhibit "E" to the Master Deed Establishing the Park Place Subdivision, a Planned Unit Development (private element), a condominium development, of record in Instrument No. 20010214-0014161, and re-recorded in Instrument No. 20010702-0069590, and amended in Instrument No. 20011019-0114191, and re-recorded in Instrument No. 20011212-0136927, and amended in Instrument No. 20030710-0095634, and re-recorded in Instrument No. 20030915-0134956, and also shown on the Final Plat, Park Place Subdivision, Phase I, as shown on plat appearing of record in Instrument No. 20010129-0008516, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said units.

Being part of the same property conveyed to Park Place Ventures, LLC by Warranty Deed dated October 22, 1998 of record in Book 11179, Page 708, and being part of the same property conveyed to Landmark Homes of Tennessee, Inc., a Tennessee corporation by Warranty Deed dated May 28, 2004 of record in Instrument No. 20040603-0065508, Register's Office for Davidson County, Tennessee.

Master Deed and By-Laws of record in Instrument No. 20010214-0014161, and re-recorded in Instrument No. 20010702-0069590, and amended in Instrument No. 20011019-0114191, and re-recorded in Instrument No. 20011212-0136927, and amended in Instrument No. 20030710-0095634, and re-recorded in Instrument No. 20030915-0134956; Deed of Easement for Sanitary Sewer of record in Book 11491, Page 719 and in Book 11539, Page 799; Storm Water Detention Agreement of record in Book 11672, Page 447; Right-of-Way Agreement to Nashville Gas Company of record in Book 5897, Page 191; all matters shown in the Master Deed and By-Laws referenced above and in a plat of record in Instrument No. 20020503-0065765 and in Instrument No. 20010129-0008516, all in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 4616 Banff Park Court, Antioch, 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 it is lawfully seized and possessed of said land in fee simple, has 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 successors and/or assigns, 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 11th day of March, 2005.

Landmark Homes of Tennessee, Inc.

By:
Greg Wisniewski, President

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared Greg Wisniewski, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of Landmark Homes of Tennessee, Inc., the within named bargainor, a corporation, and that he as such President, as duly authorized executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

Witness my hand and official seal, this 11th day of March 2005.

Notary Public

My Commission Expires: 7-23-05

(SEAL)

LINDA V. JONES
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.

File Number: 250300434

RETURN TO:
Southern Title Services
4733 Andrew Jackson Parkway, Ste 1C
Hermitage, TN 37076