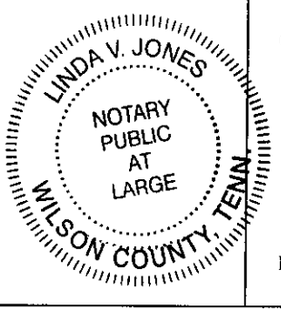
File No. 250201930

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,400.00

Joan B. Miller
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF MARCH, 2005.

Linda V. Jones
Notary Public

MY COMMISSION EXPIRES: 7-23-05
(AFFIX SEAL)

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

Davidson County DEEDWARR
Recvd: 03/16/05 10:20 2 pg
Fees:13.00 Taxes:537.98

20050316-0028806

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joan B. Miller	Joan B. Miller	Map 175-04-0-A
(NAME) 506 Yellowstone Court	(NAME) 506 Yellowstone Court	Parcel 093.00 CO
(ADDRESS) Antioch, TN 37013	(ADDRESS) Antioch, TN 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, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, that we, **Landmark Homes of Tennessee, Inc., a Tennessee Corporation,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY **UNTO Joan B. Miller, unmarried,** HEREINAFTER CALLED THE GRANTEE, her 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 Lot No. 17A, on the Final Plat, Park Place Subdivision, Phase II, as shown in Master Deed of record in Instrument No. 20010214-0014161, Instrument No. 20010702-0069590, Instrument No. 20011019-0114191, Instrument No. 20011212-0136927, Instrument No. 20030710-0095634 and Instrument No. 20030915-0134956, revising plat of record in Instrument No. 20020530-0065765, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

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, being part of the same property further conveyed to Landmark Homes of Tennessee, Inc., a Tennessee Corporation by Warranty Deed dated August 2, 2004 of record in Instrument No. 20040805-0094244, Register's Office for Davidson County, Tennessee.

Master Deed and By-Laws of record in Instrument No. 20010214-0014161, Instrument No. 20010702-0069590, Instrument No. 20011019-0114191, Instrument No. 20011212-0136927, Instrument No. 20030710-0095634, and Instrument No. 20030915-0134956; Deed of Easement for Sanitary Sewer and Drainage of record in Book 11491, Page 719 and Book 11539, Page 799; Storm Water Detention Agreement of record in Book 11672, Page 447; Right-of-Way Agreement to Nashville Gas of record in Book 5897, Page 191; All matters shown in Master Deed of record in Instrument No. 20010214-0014161, Instrument No. 20010702-0069590, Instrument No. 20011019-0114191, Instrument No. 20011212-0136927, Instrument No. 20030710-0095634 and Instrument No. 20030915-0134956, revising plat of record in Instrument No. 20020530-0065765, and any and all matters of record, all in the Register's Office of 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 506 Yellowstone 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 GRANTEE, her 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, 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 successors and/or assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 March, 2005.

Landmark Homes of Tennessee, Inc.

By: Melissa A. Burns-Babb

Melissa A. Burns-Babb, Secretary

STATE OF TENNESSEE

COUNTY OF WILSON

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

Witness my hand and official seal, this 15th day of March 2005.

Linda V. Jones

Notary Public

My Commission Expires: 7-23-05

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

(SEAL)

File Number: 250201930

RETURN TO:

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