File No. 250301046

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $209,900.00

Anthony D. Pearson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF MARCH, 2005.

Julia A. Hirt
Notary Public

MY COMMISSION EXPIRES: 9.22.07
(AFFIX SEAL)

JULIA A. HIRT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires SEPT 22, 2007

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: 03/30/05 10:27 2 pgs
Fees:13.00 Taxes:776.63
20050330-0034332

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anthony D. Pearson	Mortgage Investors Group	Map 86-4-C-0
(NAME)	(NAME)	
1517 Rachaels Ridge	8320 E. Walker Springs Road, Ste 200	Parcel 032.00
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Knoxville, TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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 GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Anthony D. Pearson and Candace N. Pearson, husband and wife**, 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, being all of Lot No. 20, on the Final Plat, Jackson's Grove, Phase Three, as shown by plat appearing of record in Plat Book 9700, Page 988, 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 Landmark Homes of Tennessee, Inc. by Warranty Deed dated March 22, 2002 of record in Instrument No. 20020412-0045471, Register's Office for Davidson County, Tennessee.

Declaration of Covenants, Conditions and Restrictions & By-Laws of record in Book 10841, Page 583; Boundary Line Agreement of record in Book 10728, Page 584; all matters shown on plat of record in Plat Book 9700, Page 988, 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 1517 Rachaels Ridge, 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 March, 2005.

Landmark Homes of Tennessee, Inc.

By: _____
Gary Wisniewski, President

STATE OF Tennessee

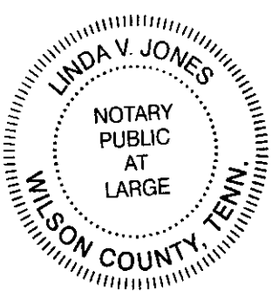
COUNTY OF Wilson

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared Gary 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 limited liability company, and that he as such President, as duly authorized executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself as President.

Witness my hand and official seal, this 28th day of March, 2005.

_____
Notary Public
My Commission Expires: 7-23-05

(SEAL)



File Number: 250301046

RETURN TO:
Southern Title Services
4733 Andrew Jackson Pkwy., Suite 1C
Hermitage, TN 37076