File No. 250402233

WARRANTY DEED

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 $142,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF MAY, 2005.

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: 05/17/05 11:57 2 pgs
Fees:13.00 Taxes:526.88

20050517-0055514

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Miriam V Phillips	Owner	Map 175-04-OA
(NAME) 502 Yellowstone Court	(NAME)	Parcel 096.00 CO
(ADDRESS) Antioch, TN 37013	(ADDRESS)	
(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, 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 **Miriam V. Phillips, 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 Unit No. 16A, Phase Two, Park Place Subdivision, a Private Element Horizontal Property Regime as described in Master Deed for Park Place Subdivision, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20010214-0014161, as re-recorded in Instrument No. 20010702-0069590, as amended in Instrument No. 20011019-0114191, as re-recorded in Instrument No. 20011212-0136927, as amended in Instrument No. 20030710-0095634, as re-recorded in Instrument No. 20030915-0134956, said Register's Office, to which reference is hereby made.

Being part of the same property 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, as re-recorded in Instrument No. 20010702-0069590, as amended in Instrument No. 20011019-0114191, as re-recorded in Instrument No. 20011212-0136927, as amended in Instrument No. 20030710-0095634, as re-recorded in Instrument No. 20030915-0134956; Deed of Easement for Sanitary Sewer and Drainage 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 on the plan of record in Instrument No. 20020530-0065765; 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 502 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 GRANTEE 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 binds itself, 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 10th day of May, 2005.

Landmark Homes of Tennessee, Inc.

By: Melissa A. Burns-Babb

Melissa A. Burns-Babb, Secretary

STATE OF TENNESSEE

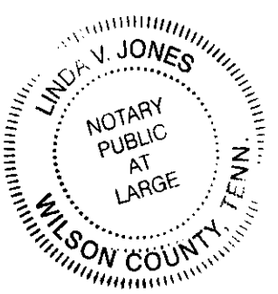
COUNTY OF WILSON

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 at office this 10th day of May, 2005.

Commission expires: 7-23-05

Linda V Jones Notary Public



File Number: 250402233

RETURN TO:

Southern Title Services

4733 Andrew Jackson Pkwy., Suite 1C

Hermitage, TN 37076