Davidson County DEEDWARR
Recvd: 07/28/05 14:17 2 pgs
Fees:13.00 Taxes:192.40
20050728-0088459

State of Tennessee
County of Davidson

This actual consideration or value – whichever is greater- is $52,000.00

Affiant

Subscribed and sworn before me this the 22nd day of July, 2005.

Notary Public
My Commission Expires: 3-25-06

Jennifer R. Pierce
Notary Public At Large
Davidson County, Tennessee

Warranty Deed

Instrument prepared by:
Service Escrow & Title, Inc.
6001 Jackson Square Boulevard Suite 700
Lavergne, TN 37086

Mailing Address of New Owner:	Property known as:	Send Tax Bills to:
Landmark Homes of Tennessee, Inc. 6064 Central Pike Mt. Juliet, TN 37122	Lots 24A & 24B Park Place Antioch, TN 37013	New Owner

Map 175 Group 4-A Parcels 44 and 45

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 consideration, the receipt of which is hereby acknowledged,

PARK PLACE VENTURES, LLC

Hereinafter called the Grantors(s), have this day bargained and sold, and by these presents do hereby transfer and convey unto

LANDMARK HOMES OF TENNESSEE, INC.

Hereinafter called the Grantee(s) their successors and assigns, a certain parcel of land together with all tenements, hereditaments and appurtenances thereto located in **Davidson** County, Tennessee, more particularly described as follows:

Being Lots 24A & 24B of Lot 24,on the Final Plat Place Subdivision, Phase II, of record in Instrument No. 20020530-0065765, and as shown as Exhibit E to the Master Deed of record in Instrument Number 20010214-0014161; re-recorded in Instrument Number 20010702-0069590; as amended in Instrument Number 20011019-0114191; revised in Instrument Number 20011212-0136927, as amended in Instrument Number 20030710-0095634; re-recorded in Instrument Number 20030915-0134956, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Park Place Ventures, LLC by Deed from E. Cardell Lawrence and wife, Margaret L. Lawrence of record in Book 11179, page 708, Register's Office for Davidson County, Tennessee.

Subject to all matters of record in Plat Instrument 20020530-0065765; 20010214-0014161; 20010702-0069590; 20011019-0114191; and 20011212-0136927; 20030710-0095634; 20030915-0134956, Register's Office for Davidson County, Tennessee.

Subject to Articles of Incorporation of Park Place Homeowners Association, Inc. of record in Book 5052, page 546, Registers' Office for Davidson County, Tennessee.

Subject to easements, agreements, and/or restrictions of record in Book 11491, Page 719; Book 11539, Page 799; Book 11672, Page 447; Book 5897, Page 191; Book 435, Page 507; Book 5041, page 433; as amended in Book 9729, page 54; addendum of record in Book 10491, page 211, Register's Office for Davidson County, Tennessee.

Subject to Master Deed and By-Laws of record in Instrument No. 20010214-0014161; re-recorded in Instrument No. 20010702-0069590; as amended in Instrument No. 20011019-0114191; re-recorded in Instrument No. 20011212-0136927; as amended in Instrument No. 20030710-0095634; re-recorded in Instrument No. 20030915-0134956, Register's Office for Davidson County, Tennessee.

Subject to any and all easements and/or restrictions of record in the Register's Office Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estates, title and interest thereto belonging to the said Grantee(s), their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have 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 successors, heirs and assigns against the lawful claims o fall persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender shall be applicable to all genders.

Executed this **22nd day** of **July, 2005.**

~~Park~~ Place Ventures, LLC
By: Gary Wisniewski, Member

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, in and for said County and State, **Gary M. Wisniewski,,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and has acknowledged that he/she executed the within instrument on behalf of **Park Place Ventures, LLC** for the purposes therein contained, and who further acknowledged him/her self to be a **Member,** and being authorized by the board of directors to execute this document on behalf of **Park Place Ventures, LLC**

Witness my hand and official seal this **22nd day of July, 2005.**

My Commission Expires: 3-25-06

Notary Public

Jennifer R. Pierce
Notary Public At Large
Davidson County, Tennessee