File No. 250702052

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,900.00

Nancy E. Pierce
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF AUGUST, 2005.

JULIA A. HIRT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Julia A. Hirt
Notary Public

MY COMMISSION EXPIRES: ~~June 23, 2009~~. 6/23/09
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 08/22/05 10:30 2 pgs
Fees:13.00 Taxes:554.63

20050822-0099567

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
Nancy E. Pierce	Washington Mutual	Map 175-04-0-A
(NAME) 3913 Parks Retreat Drive	(NAME) P.O. Box 100590	Parcel 041.00 CO
(ADDRESS) Antioch, TN 37013	(ADDRESS) Florence, SC 29501	
(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 GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Nancy E. Pierce, an unmarried woman,** 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 Unit No. 15A, Phase Two, Park Place Subdivision, a Private Element Horizontal Property Regime, located on Parks Retreat Drive, Antioch, Davidson County, Tennessee and described in a Master Deed for Park Place Subdivision, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20010214-0014161, re-recorded in Instrument No. 20010702-0069590, Register's Office for Davidson County, Tennessee, as amended in Instrument No. 20011019-0114191, 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 Park Place Ventures, LLC by Warranty Deed dated October 28, 1998 of record in Book 11179, Page 708, and being part of the same property further conveyed to Landmark Homes of Tennessee, Inc., a Tennessee corporation by Warranty Deed dated March 23, 2005 of record in Instrument No. 20050324-0032332, Register's Office for Davidson County, Tennessee.

Master Deed and By-Laws of record in Instrument No. 20010214-0014161, re-recorded in Instrument No. 20010702-0069590, amended in Instrument No. 20011019-0114191, re-recorded in Instrument No. 20011212-0136927, amended in Instrument No. 20030710-0095634, re-recorded in Instrument No. 20030915-0134956; All matters on the plat of record in Instrument No. 20020530-0065765; Sanitary Sewer and Drainage Easement of record in Book 11491, Page 1719 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 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 3913 Parks Retreat Dr., 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, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and it does further covenant and bind itself, its 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 19th day of August, 2005.

Landmark Homes of Tennessee, Inc., a Tennessee Corporation

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 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 at office this 19th day of August, 2005.

Commission expires: 9/22/07

_____ Notary Public
Linda V Jones JULIA A. HIRT

JULIA A. HIRT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN (seal)

File Number: 250702052

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