(2)

File No. 261100039

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/11/07 10:59 2 pgs
Fees:13.00 Taxes:628.63
20070111-0004578

LINDA V. JONES
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,900.00

Virginia A Teal
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF JANUARY, 2007.

Linda V. Jones
Notary Public

MY COMMISSION EXPIRES: June 22, 2009.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney - Southern Title Services
547 N. Mt. Juliet Rd., Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Virginia A. Teal	Countrywide Home Loans, Inc.	Map 175-04-0A Parcel 033.00 CO
(NAME)	(NAME)	
408 Yosemite Court	2021 N. Gallatin Rd., Ste, 280	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Madison, TN 37115	
(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 **Virginia A. Teal, married,** 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. 12B, on the Final Plat, Park Place Subdivision, Phase I, as shown by plat appearing of record in Instrument No. 20010129-0008516, and as shown on Exhibit "E" to Master Deed of record in Instrument Number 200102140014161, rerecorded in 200107020069590, amended in 200110190114191 and rerecorded in 200112120136927, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said unit.

Being a portion of said property conveyed to Park Place Ventures, LLC by Warranty Deed dated October 22, 1998 and filed of Record in Book 11179, page 708, Register's Office for Davidson County, Tennessee. A portion of said property being further conveyed to Landmark Homes of Tennessee, Inc. by Warranty Deed dated July 11, 2005 of record in Instrument No. 20050721-0084908, Register's Office for Davidson County, Tennessee.

This property subject to: 2007 property taxes and every year thereafter; Master Deed and By-Laws of record in Instrument No. 20010214-0014161as re-recorded in Instrument No. 20010702-0069590 and in Instrument No. 20011019-0114191 as re-recorded in Instrument No. 20011212-0136927; Sanitary Sewer and Drainage Easement of record in Book 11491, Page 719 and in Book 11539, Page 799; Storm Water Detention Agreement of record in Book 11672, Page 447; Tennessee Valley Authority Easement of record in Deed Book 435, Page 507; Right-of-Way Agreement to Nashville Gas of record in Book 5897, Page 191; any and all matters shown on plat of record in Instrument No. 20010129-0008516; 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 408 Yosemite 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 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 successors and or our 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 5th day of January, 2007.

Landmark Homes of Tennessee, Inc.

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 5th day of January, 2007.

Commission expires: June 22, 2009

Linda V Jones Notary Public

LINDA V. JONES
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

(seal)

File Number: 261100039

RETURN TO:

Southern Title Services
547 N. Mt. Juliet Rd., Suite 100
Mt. Juliet, TN 37122