File No. 261201272

# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/30/07 13:42 2 pgs
Fees:13.00 Taxes:956.95
20070530-0064149

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

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $258,635.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF MAY, 2007.

Notary Public

MY COMMISSION EXPIRES: ~~June 22, 2009~~ 9.22.07 (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 |
|---|---|---|
| Kevin M. Neal | Countrywide Home Loans, Inc. | Map 098-09-0C<br>Parcel 006.00CO |
| (NAME) | (NAME) | |
| 5019 John Hagar Road | 2021 N. Gallatin Rd., Ste, 280 | |
| (ADDRESS) | (ADDRESS) | |
| Hermitage, TN 37076 | 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 GRANTEES, 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 Kevin M. Neal and wife, Jill M. Neal,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Wilson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being all of Lot No. 6, on the Plan of Final Plat, Hagar Glen Subdivision, as shown by plat appearing of record in Instrument No. 20050203-0012916, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Landmark Homes of Tennessee, Inc., a Tennessee Corporation by Warranty Deed, dated January 4, 2007 and filed of record in Instrument No. 20070111-0004633, Register's Office for Davidson County, Tennessee. Being part of the same property conveyed to Hagar's Glen, LLC a Tennessee limited liability company by Warranty Deed dated March 12, 2004 of record in Instrument No. 20040316-0029954, Register's Office for Davidson County, Tennessee.

This property is subject to: 2007 property taxes and very year thereafter; Restrictive Covenants of Record in Instrument No. 20060425-0047070, said Register's Office; Subject to any and all matters shown on the plan of record in Instrument No. 20050203-0012916; 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 5019 John Hager Road, 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 25th day of May, 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 25th day of May, 2007.**

Commission expires: ~~June 22, 2009~~ 9.22.07

~~Linda V Jones~~ Notary Public

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

**File Number: 261201272**

**RETURN TO:**
Southern Title Services
547 N. Mt. Juliet Rd., Suite 100
Mt. Juliet, TN 37122