File No. 270501649

# WARRANTY DEED

LINDA V. JONES
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Davidson County DEEDWARR
Recvd: 06/06/07 13:13 2 pgs
Fees:13.00 Taxes:925.00

20070606-0067869

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

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

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 |
|---|---|---|
| Gary Wisniewski | Gary Wisniewski | Map 108-12-0<br>Parcel 207.00 |
| (NAME)<br>6064 Central Pike | (NAME)<br>6064 Central Pike | |
| (ADDRESS)<br>Mt. Juliet, TN 37122 | (ADDRESS)<br>Mt. Juliet, TN 37122 | |
| (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(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Landmark Homes of Tennessee, Inc., a Tennessee Corporation**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Gary Wisniewski, married**, HEREINAFTER CALLED THE GRANTEE, his 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 Lot No. 42, on the Final Plat, Second Revision of Lot 42, Trailwood Subdivision, as shown by plat appearing of record in Instrument No. 20070103-0001298, (erroneously referred to as Plat Book 8050, page 538 in previous Deed) 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 Gary Wisniewski, from BTS Investments by Warranty Deed dated July 25, 2000 of record in Instrument No. 20000726-0073684, and further conveyed by Quitclaim Deed dated January 8, 2007 to Landmark Homes of Tennessee, Inc., a Tennessee corporation, of record in Instrument No. 20070109-0003621, Register's Office for Davidson County, Tennessee.

2007 Real property taxes a lien not yet due and payable; Sanitary Sewer Easement of record in Book 5807, Page 381, and in Book 7628, page 515, said Register's Office; Water main Easement of record in Book 7681, Page 581, said Register's Office; Filing of Easement Legal Description of record in Instrument No. 20060823-0103589, said Register's Office; Subject to any and all matters on plat of record filed in Instrument no. 200701030001298; 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 1604 Elm Run, Nashville, TN 37214
(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(S), his heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his 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 June, 2007.

Landmark Homes of Tennessee, Inc.

By: _____
Glen Bubel, Vice President and COO

STATE OF TENNESSEE

COUNTY OF WILSON

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared Glen Bubel, 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 Vice President and COO of Landmark Homes of Tennessee, Inc., a Tennessee Corporation, the within named bargainor, a corporation, and that he as such Vice President and COO, as duly authorized executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Vice President COO

Witness my hand at office this 5th day of June, 2007.

Commission expires: June 22, 2009

_____
Linda V Jones Notary Public

LINDA V. JONES
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

**File Number: 270501649**

**RETURN TO:**
Southern Title Services
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Mt. Juliet, TN 37122