File No. 280601218

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/10/08 11:11 2 pgs
Fees:13.00 Taxes:602.73
20080710-0070913

LINDA V. JONES NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $162,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF JULY, 2008.

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
Temba Hove	Franklin American Mortgage Company	Map 175-04-0A Parcel 056.00 CO
(NAME) 4605 Banff Park Court	(NAME) 501 Corporate Centre Drive, Ste 400	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Franklin, TN 37067	
(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 **Temba Hove, unmarried,** 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 Unit No. 33A on the Plan of Park Place Subdivision, Phase Two, A Planned Unit Development and A Horizontal Property Regime (Private Element), as described in a Master Deed of record in Instrument No. 20010214-0014161, rerecorded in Instrument No. 20010702-0069590, amended in Instrument No. 20011019-0114191, rerecorded in Instrument No. 20011212-0136927, amended in Instrument No. 20030710-0095634 and rerecorded in Instrument No. 20030915-0134956, all of record in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for more complete details of said unit.

BEING part of the same property conveyed to Landmark Homes of Tennessee Inc. a Tennessee Corporation by deed from Park Place Ventures LLC a Tennessee Limited Liability Company of record in Instrument 20060623-0075269 on 06/16/2006 and filed for record on 06/23/2006, Register's Office for Davidson County, Tennessee.

This property is subject to: Subject to all matters as set forth per Plat 20020530-0065765; Master Deed of record in Instrument 20010214-0014161, 20010702-0069590, 20011019-0114191, 20011212-0136927, 20030710-0095634 and 20030915-0134956; Easement(s) as shown of record in Book 5897, Page 191; Book 11491, Page 719; Book 11539, Page 799; Book 11672, Page 447; County of Davidson taxes for the year 2008 and subsequent years; 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 4605 Banff Park 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, his 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, 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 9th day of July, 2008.

Landmark Homes of Tennessee, Inc.

Gary Wisniewski, President

STATE OF TENNESSEE

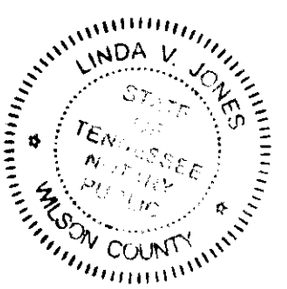
COUNTY OF WILSON

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., a Tennessee Corporation, 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 9th day of July, 2008.

Commission expires: June 22, 2009

Linda V Jones Notary Public



(seal)

File Number: 280601218

RETURN TO:

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