File No. 290400164

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/22/09 08:54 3 pgs
Fees:18.00 Taxes:777.00
20090422-0036304

JULIA A. HIRT
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 $210,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF APRIL, 2009.

Notary Public

MY COMMISSION EXPIRES: 9/17/2011 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Adam C. Cothron	Franklin American Mortgage Company	Map & Parcel 098-09-0C-001.00CO
(NAME) 5001 John Hager Road	(NAME) 501 Corporate Centre Drive, Ste 400	
(ADDRESS) Hermitage, TN 37076	(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(s), 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 grantors(s), have bargained and sold, and by these presents do transfer and convey unto Adam C. Cothron, a single man, hereinafter called the grantee(s), 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. 1, on the Final Plat Hagar Glen Subdivision as shown on plat of record in Instrument No. 20050203-0012916, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to Landmark Homes of Tennessee Inc. a Tennessee Corporation by Warranty Deed from Hager's Glenn LLC, a Tennessee Limited Liability Company of record in Instrument No. 20070201-0013194 on 01/26/2007 and filed for record on 02/01/2007, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) Taxes for the year 2009 and subsequent years, a lien, not yet due and payable; (2) all matters as set forth per Instrument No. 20050203-0012916; (3) restrictions of record in Instrument No. 20060425-0047070; (4) Quitclaim Deed to the Homeowner's Association for Open Space of record by Instrument No. 20080409-0035648, 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 5001 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 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 20th day of April, 2009.

Landmark Homes of Tennessee, Inc.

By:
Gary Wisniewski, President

Attest:

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Landmark Homes of Tennessee, Inc., a Tennessee Corporation the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 20th day of April, 2009.

Commission expires: 9/17/2011

Notary Public

JULIA A. HIRT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

File Number: 290400164

RETURN TO:
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Certificate of Authenticity

I, Kimie Perry, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kimie Perry
Signature

State of Tennessee

County of Wilson

Personally appeared before me, Mandy Alsup, a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Mandy Alsup
Notary's Signature

My Commission Expires: 5/14/2011.

Notary's Seal (If on paper)

