WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130018238 DEEDWARR
Recvd: 03/06/13 09:01 2 pgs
Fees:13.00 Taxes:1451.38
20130306-0022141

DANA LOGGINS NOTARY PUBLIC AT LARGE WILSON CO. TENN.

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $392,265.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 1st day of March, 2013.

Notary Public

MY COMMISSION EXPIRES: 8/3/15

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Allie K. Henderson	Peoples Home Equity	p/o 06400011900
(NAME)	(NAME)	
1442 Bridgecross Parkway	5205 Maryland Way, Ste 100	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Brentwood, TN 37027	
(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(S), has bargained and sold, and by these presents do transfer and convey unto **Allie K. Henderson, an unmarried woman**, hereinafter called the GRANTEE(S), their heirs and/or 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 Lot No. 9 on the Plan of Cleveland Hall Subdivision, Phase Five, as of record in Instrument No. 201208090071180, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Landmark Homes of Tennessee Inc., a Tennessee corporation by Deed from Cleveland Hall LLC, a Tennessee limited liability company, dated 08/17/2012 and filed for record on 09/12/2012 in Instrument 201209120082763, Register's Office for Davidson County, Tennessee.

All matters as set forth per Instrument 201208090071180, said Register's Office.
Declaration of Covenants, Conditions, Restrictions and By-laws of record in Book 11725, Page 76, as amended of record in Instrument 200512020144894, as amended of record in Instrument 200712200146113, as amended of record in Instrument 200810140103112, as amended of record in Instrument 201209120082762, said Register's Office.
Easement of record in Book 7844, Page 249, said Register's Office.
Easement for Public Utility, Drainage and Detention of record in Book 7844, Page 262, said Register's Office.
Easement for Drainage and Construction of record in Book 7844, Page 268, said Register's Office.
Easement for Public Utilities and Drainage of record in Book 7844, Page 272, said Register's Office.
Easement of record in Book 7994, Page 167, said Register's Office.
Easement of record in Book 7994, Page 173, said Register's Office.
Agreement for Dedication of Easement for Sanitary Sewer And/or Storm Drainage of record in Book 8006, Page 677, said Register's Office.
Deed of Highway Easement of record in Book 8068, Page 524, said Register's Office.

Easement of record in Book 11720, Page 325, said Register's Office.
Stormwater Detention Agreement of record in Instrument 20060906011013O, said Register's Office.

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 821 Cleveland Hall Court, Old Hickory, TN 37138
(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), their heirs and/or 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), their heirs and/or 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 my hand this 1st day of March, 2013

LANDMARK HOMES OF TENNESSEE INC., A TENNESSEE CORPORATION

Gary M. Wisniewski
President

State of Tennessee
County of Wilson

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Gary M. Wisniewski with whom I am personally acquainted and who upon his oath acknowledged himself to be the President of Landmark Homes of Tennessee, Inc the within named bargainer, a corporation, and that, he as such President, being authorized to do executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as such President.

Witness my hand and Official seal this 1st day of March, 2013.

Notary Public
My Commission Expires: 8/3/15

DANA LOGGINS NOTARY PUBLIC AT LARGE WILSON CO. TENN.

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122