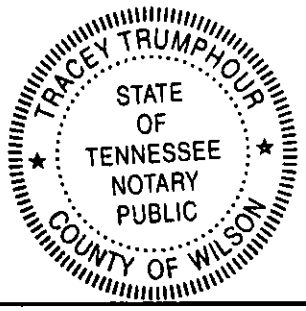
# WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$192,900.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of April, 2013.

Notary Public

MY COMMISSION EXPIRES: 9.2.2013

(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 |
|---|---|---|
| Jennifer Moorman | PrimeLending, A PlainsCapital Company | 163020B10900CO |
| (NAME) | (NAME) | |
| 1819 Erin Lane | 18111 Preston Rd, Ste 900 | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37221 | Dallas, TX 75252 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

BILL GARRETT, Davidson County
Trans:T20130037478 DEEDWARR
Recvd: 05/06/13 11:10 2 pgs
Fees:13.00 Taxes:713.73

20130506-0045382

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 **Jennifer Moorman and Jason Steffens, Wife and Husband**, 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 all of Lot No. 59, on the plan of Phase Two, Berkeley Hall, Phase Five-Section One, Hickory Highlands PUD, of record in Instrument 200706210074238, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to Landmark Homes of Tennessee Inc., a Tennessee corporation by Deed from Fortuna Partners LLC, a Tennessee limited liability company, dated 11/06/2012 and filed for record on 11/27/2012 in Instrument 201211270108626, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 6900, Page 562, Instrument 200706210074238, said Register's Office.
Declaration of Covenants, Conditions and Restrictions of record in Instrument 200610310135165, as amended of record in Instrument 200705090055919, said Register's Office.
Easement of record in Book 1207, Page 530, said Register's Office.
Right of Way Easement of record in Book 1784, Page 300, said Register's Office.
Right of Way Easement of record in Book 2105, Page 428, said Register's Office.
Right of Way Easement of record in Book 2905, Page 439, said Register's Office.
Agreement for Dedication of Easement for Sanitary Sewers And/or Storm Drainage Easement of record in Book 7031, Page 51, said Register's Office.
Agreement for Dedication of Easement for Sanitary Sewers And/or Storm Drainage Easement of record in Book 7453, Page 445, said Register's Office.
Agreement for Dedication of Easement for Sanitary Sewers And/or Storm Drainage Easement of record in Book 7453, Page 460, said Register's Office.
Deed of Conveyance of record in Book 7597, Page 679, said Register's Office.

Easement of record in Book 10319, Page 987, said Register's Office.
Stormwater Detention Agreement of record in Instrument 200403030023979, said Register's Office.
Grant of Easement of record in Instrument 200907210068096, 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 241 Took Drive, 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(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 29th day of April, 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 29th day of April, 2013.

Notary Public
My Commission Expires: 9-2-2013

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

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