G#25345-4 BOX #14

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130097660 DEEDWARR
Recvd: 11/18/13 08:45 2 pgs
Fees:13.00 Taxes:1316.70
20131118-0118495

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is **$355,864.00**.

Affiant

Subscribed and sworn to before me, this the 15th day of November, 2013.

Notary Public

My commission expires: 2/13/17
(AFFIX SEAL)

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
John A. Ardovino and Kimberly Ardovino	**Primary Residential Mortgage, Inc.**	**Map 109-08-0-A Parcel 003.00CO**
3016 Cooks Landing Court	**1480 North 2200 West**	
Hermitage, TN 37076	**Salt Lake City, UT 84116**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Citizens Homes, Inc., a Delaware corporation

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO

John A. Ardovino and Kimberly Ardovino, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR 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 Lot No. 3 on the Final Plat of Cooks Landing Subdivision, a Planned Unit Development, as of record in Instrument No. 20110510-0035834, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

BEING the same property conveyed to Citizens Homes, Inc., a Delaware corporation by Warranty Deed from Cook's Landing, a Tennessee general partnership, dated May 17, 2013, of record in Instrument No. 20130523-0052243, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Instrument No. 20110510-0035834, Register's Office for Davidson County, Tennessee;

2) Declaration of Covenants, Conditions and Restrictions and By-Laws for Cooks Landing, of record in Instrument No. 20111215-0097520, Register's Office for Davidson County, Tennessee;

3) Charter of Cook's Landing Homeowners Association, Inc., of record in Instrument No. 20130904-0093368, Register's Office for Davidson County, Tennessee;

4) Conveyance of open space to Cook's Landing Homeowners Association, Inc., of record in Instrument No. 20130913-0096776, Register's Office for Davidson County, Tennessee;

5) Metro Letter as to sewage soil absorption system of record in Book 5665, Page 843, Register's Office for Davidson County, Tennessee;

6) Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No. 20070712-0082836, Register's Office for Davidson County, Tennessee; and,

7) Taxes for the current year which have been prorated and paid by the Grantor herein and subsequent years, not yet due and payable.

This is improved property, known as: **3016 Cooks Landing Court, Hermitage, TN 37076**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their 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 its hand by its duly authorized officer this **15th** day of **November, 2013.**

Citizens Homes, Inc., a Delaware corporation

By: _____
David L. Hughes, President Nashville Division

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared David L. Hughes, 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 Nashville Division of Citizens Homes, Inc., the within named bargainor, a Delaware corporation, and that he as such President Nashville Division, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such President Nashville Division.

Witness my hand and official seal at Nashville, Tennessee, this **15th** day of **November, 2013.**

My Commission Expires: May 5, 2015

Katherine Goodson
Notary Public

KATHERINE GOODSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.