WARRANTY DEED

KATHY JONES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $197,367.00

Ayman N. Boulus
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of February, 2014.

Kathy Jones
Notary Public

MY COMMISSION EXPIRES: 12-16-17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
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
Ayman N. Boulus	CMG Mortgage, Inc	163020B07300CO
(NAME)	(NAME)	
232 Took Drive	3160 Crow Canyon Rd, Ste 240	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	San Ramon, CA 94583	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20140015002 DEEDWARR
Recvd: 03/05/14 10:17 2 pgs
Fees:13.00 Taxes:730.26
20140305-0018411

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**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Ayman N. Boulus and Salwa Ghbranios, Husband and Wife,**, 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. 23, on the plan of Phase Two, Berkeley Hall, Phase Five-Section One of Hickory Highlands P.U.D., of record as Instrument No. 200706210074238, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Landmark Homes of Tennessee, Inc by Warranty Deed dated 10/28/2013 from Ayman Boulus and Salwa Ghbranios, husband and wife of record in Instrument 201311010113761, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 6900, Page 562 and in Instrument 200706210074238, said Register's Office.
Declaration of Covenants, Conditions, Restrictions and By-laws of record in Instrument 200610310135165, as amended of record in Instrument 200705090055919, said Register's Office.
Right of Way and Easement of record in Book 1207, Page 530, said Register's Office.
Stormwater Detention Agreement of record in Instrument 200403030023979, 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 232 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 28th day of Feb., 2014.

LANDMARK HOMES OF TENNESSEE, INC

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 28th day of February, 2014.

Notary Public
My Commission Expires: 12-16-17

KATHY JONES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

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