WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140038185 DEEDWARR
Recvd: 06/02/14 10:57 2 pgs
Fees:13.00 Taxes:103.60
20140602-0047107

LIZ JONES STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $28,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF MAY, 2014.

Notary Public

MY COMMISSION EXPIRES: 8-14-17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Landmark Homes of Tennessee, Inc.	Landmark Homes of Tennessee, Inc.	163-02-0B-098.00 CO
(NAME)	(NAME)	
6064 Central Pike	6064 Central Pike	
(ADDRESS)	(ADDRESS)	
Mt. Juliet, TN 37122	Mt. Juliet, TN 37122	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, Berkley Hall, LLC, a Tennessee Limited Liability Company, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Landmark Homes of Tennessee, Inc., 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. 48 on the Final Plat of Phase Two, Berkeley Hall, Phase Five – Section One of Hickory Highlands P.U.D., of record in Instrument No. 20070621-0074238, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING a portion of the same property conveyed to Berkley Hall, LLC, a Tennessee Limited Liability Company, by Trustee's Deed from R. Dale Floyd, Trustee, dated 10/29/08 and recorded 11/3/08 in Instrument No. 20081103-0109170, in the Register's Office of Davidson County, Tennessee.

Subject to All matters as shown on Plan of Phase Two, Berkeley Hall, Phase Five – Section One of Hickory Highlands P.U.D., of record in Instrument No. 20070621-0074238, Register's Office for Davidson County, Tennessee.

Subject to all existing easements and all matters shown on plat of record in Instrument No. 20070621-0074238; Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20061031-0135165, as supplemented in Instrument No. 20070509-0055919; and Conveyance of Common Areas in Instrument No. 20090623-0058289, in the Register's Office of Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 700 Frodo Lane, 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 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 my hand this 22nd day of May, 2014.

Berkley Hall, LLC, a Tennessee Limited Liability Company

BY: Terry DeSelms
Its: Chief Manager

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Terry DeSelms 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 Chief Manager of Berkley Hall, LLC, a Tennessee Limited Liability Company and that he as such Chief Manager of Berkley Hall, LLC, a Tennessee Limited Liability Company executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 22nd day of May, 2014.

Commission expires: 7-30-17

TAHIRA J. PYSZKA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-30-2017

Notary Public

RETURN TO:
stewart title®
13026 Lebanon Road
Suite 100
Mt. Juliet, TN 37122