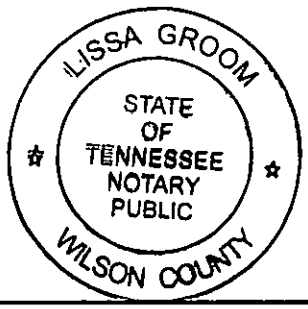
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $208~~,610.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of October, 2014.

Notary Public

MY COMMISSION EXPIRES: 9.12.16

(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
Erisson Fitzgerald	CMG Mortgage Inc	163020B09900CO
(NAME)	(NAME)	
605 Samwise Lane	3160 Crow Canyon Rd, Ste 400	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	San Ramon, CA 94583	
(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**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Erisson Fitzgerald and Dorea Fitzgerald**, 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. 49, on the plan of Resubdivision of Lots 48 & 49, Phase Two Berkeley Hall, Phase Five - Section One of Hickory Highlands P.U.D., as shown on plat of record in Instrument 201409090082643, said Register's Office of Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Landmark Homes of Tennessee, Inc., by Warranty Deed dated 5/22/2014 from Berkley Hall, LLC, a Tennessee Limited Liability Company of record in Instrument 20140602-0047102, Register's Office for Davidson County, Tennessee.

All matters as set forth per Book 6900, Page 562, Instrument 200706210074238, Instrument 201409090082643, said Register's Office.
Declaration of Protective Covenants, Conditions & Restrictions of record in Instrument 200610310135165, said Register's Office.
Supplemental Declaration of Covenants, Conditions & Restrictions of record in Instrument 200705090055919, said Register's Office.
Supplementary Declaration Annexing and Providing of Covenants, Conditions, Restrictions and By-Laws of record in Instrument 201405200043176, said Register's Office.
Easement of record in Book 1207, Page 530, said Register's Office.
Right of Way of record in Book 1784, Page 300, said Register's Office.
Right of Way of record in Book 2105, Page 428, said Register's Office.
Right of Way of record in Book 2905, Page 439, said Register's Office.

BILL GARRETT, Davidson County
Trans:T20140083225 DEEDWARR
Recvd: 11/04/14 13:29 2 pgs
Fees:13.00 Taxes:771.86
20141104-0101833

File No.: 01288-20053
SMG TN Warranty Deed

Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Book 7031, Page 51, said Register's Office.
Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Book 7453, Page 445, said Register's Office.
Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage 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.
Grant of Anchor 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 605 Samwise 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 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 31st day of October, 2014.

LANDMARK HOMES OF TENNESSEE, INC

Gary M. Wisniewski
President

State of Tennessee
County of Wilson

Personally appeared before me, a notary public in and for the state and county aforementioned, Gary M. Wisniewski with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged him/herself to be President of Landmark Homes of Tennessee, Inc and that he/she/they as such President executed the foregoing instrument for the purposes therein contained, by signing the name of the entity by him/herself as President.

WITNESS my hand and seal this 31st day of October, 2014.

Tracey Trumphour
Notary Public
My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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