BILL GARRETT, Davidson County
Trans:T20140094485 DEEDWARR
Recvd: 12/17/14 13:48 2 pgs
Fees:13.00 Taxes:832.64
20141217-0115468

WARRANTY DEED

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson
THE ACTUAL CONSIDERATION
GREATER, FOR THIS TRANSFER IS $225,037.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of December, 2014.

Notary Public

MY COMMISSION EXPIRES: 8.14.17

(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
Abanoub Asaad	CMG Mortgage, Inc.	163020B10000CO
(NAME) 1050 Capital Funds Ct	(NAME) 3160 Crow Canyon Road Suite 400	
(ADDRESS) Nashville, TN 37217	(ADDRESS) 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 **Abanoub Asaad, an unmarried man**, 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. 50, on the plan of Phase Two Berkeley Hall Phase Five - Section One of Hickory Highlands P.U.D., as shown on plat of record as Instrument No. 200706210074238, said Register's Office for 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 05/22/2014 from Berkeley Hall, LLC, a Tennessee Limited Liability Company of record in Instrument 201406020047110, Register's Office for Davidson County, Tennessee.

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 601 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 16th day of December, 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 16th day of December, 2014.

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