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

Warranty Deed

BILL GARRETT, Davidson County
Trans:T20150057323 DEEDWARR
Recvd: 07/15/15 09:43 2 pgs
Fees:13.00 Taxes:1757.50
20150715-0068873

KIMIE TERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
COMMISSION EXPIRES 5-3-2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $475,000.00.

Affiant

Subscribed and sworn to before me, ~~this the 10th~~ day of July, 2015.

Notary Public

My commission expires: 5/3/2016

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Landmark Homes of Tennessee, Inc.	Owner	
4004 Woodmont Boulevard		11608008300
Nashville, TN 37205		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **NASHTEN, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LANDMARK HOMES OF TENNESSEE, INC.**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 the easterly 75 feet of Lot No. 127 on the Plan of Kenner-Manor Land Company's Second Subdivision of record in Plat Book 421, Page 100, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of Lot No. 127 fronts 75 feet on the northerly side of Woodmont Avenue and runs back between parallel lines 340 feet to a dead line. Being the same property conveyed to Arthur L. Hutchinson and wife, Dolly Hutchinson by deed from Nancy Gent and husband Jon A. Huber of record in Instrument No. 20070518-0059526 Register's Office for Davidson County, Tennessee, dated May 16, 2007 and recorded on May 18, 2007.

Being the same property conveyed to Dolly Hutchinson by deed from Arthur L. Hutchinson and wife, Dolly Hutchinson of record in Instrument No. 20081205-0117894 Register's Office for Davidson County, Tennessee, dated December 5, 2008 and recorded on December 5, 2008.

Being the same property conveyed to Cornerstone Investments, Inc. by deed from Wilson & Associates, PLLC of record in Instrument No. 20140129-0007861 Register's Office for Davidson County, Tennessee, dated January 21, 2014 and recorded on January 29, 2014.

Being also known as 4004 Woodmont Boulevard Nashville, TN 37205. Being the same property conveyed to Nashten, LLC, a Tennessee limited liability company by Warranty deed from Cornerstone Investments, Inc. of record in Instrument No. 20140717-0063414 Register's Office for Davidson County, Tennessee, dated July 15, 2014 and recorded on July 17, 2014.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 4004 Woodmont Boulevard, Nashville, TN 37205.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 10th day of July, 2015.

Nashten, LLC

William Balavage

William Balavage, Managing Member

STATE OF ~~TENNESSEE~~ PENNSYLVANIA

COUNTY OF LUZERNE

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named William Balavage, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Managing Member of Nashten, LLC, a Tennessee limited liability company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 10th day of July, 2015.

Notary Public

My Commission Expires: AUGUST 10, 2015

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
John P. Lohman, Notary Public
Luzerne Boro, Luzerne County
My Commission Expires Aug. 10, 2015
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES