(1)

WARRANTY DEED

File #2015-23

WILL KERBY
TENNESSEE NOTARY PUBLIC
My Comm Exp. June 30, 2019
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $245,000.00.

Ann M. Vandebrook
Affiant

Subscribed and sworn to before me on December 28, 2015.

Will Kerby
NOTARY PUBLIC
My Commission Expires: 6-30-19

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
ASHWORTH LAW FIRM, PLLC
Robert C. Ashworth, Attorney at Law
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Landmark Homes of Tennessee, Inc., a Tennessee corporation 6064 Central Pike Mount Juliet, TN 37122	New Owner	084-01-0-064.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **5001 KENTUCKY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **LANDMARK HOMES OF TENNESSEE, INC., A TENNESSEE CORPORATION**, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Units A and B on the plan of 2613 Airpark Drive, as shown on Exhibit B to the Declaration of Covenants, Conditions and Restrictions for 2613 Airpark Drive, A Horizontal Property Regime With Private Elements of record in Instrument No. 20151216-0126641, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to 5001 KENTUCKY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from DEBBIE HARVEY, UNMARRIED, of record as Instrument No. 20151002-0100349, dated September 30, 2015, said Register's Office.

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantees; Subsequent taxes are assumed by the Grantees, including rollback taxes, if any.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is improved property known as 2613, Units A and B, Airpark Drive, Nashville, TN 37206.

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 GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their 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.

BILL GARRETT, Davidson County
Trans:T20150109520 DEEDWARR
Recvd: 12/29/15 11:37 2 pgs
Fees:13.00 Taxes:906.50
20151229-0130509

WITNESS our hands on December 21, 2015.

Grantor:

5001 Kentucky, LLC, a Tennessee limited liability company

By: President of 5001KY

George Lee Ritzen, President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared George Lee Ritzen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the President of 5001 Kentucky, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such President being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said George Lee Ritzen as President.

Witness my hand and official seal in Franklin, Tennessee this 21st, day of December, 2015.

My Commission Expires
March 3, 2019

My Commission Expires: _____

Notary Public

ROBERT ASHWORTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY