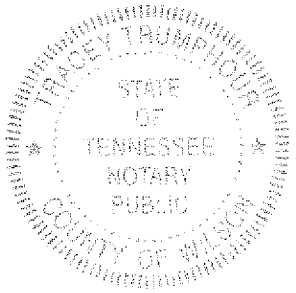
# WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $415,842.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of April, 2016.

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 |
|---|---|---|
| Denise Ruiz | CMG Mortgage Inc | 186-04-0-A 139.00CO |
| (NAME) | (NAME) | |
| 7636 Kemberton Drive E | 3160 Crow Canyon Rd, Ste 400 | |
| (ADDRESS) | (ADDRESS) | |
| Nolensville, TN 37135 | San Ramon, CA 94583 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

Davidson County DEEDWARR
Recvd: 04/21/16 16:21 3 pgs
Fees:18.00 Taxes:1538.62
**20160421-0039033**

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., a Tennessee corporation**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Denise Ruiz and James Ruiz, wife and husband**, 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. 271, on the Final Plat, Burkitt Place, Phase 2G, of record in Instrument No. 20070514-0057216 and Instrument No. 20070628-0077531, in the Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being part of the same property conveyed to Landmark Homes of Tennessee, Inc. by Warranty Deed dated 08/27/2015 from NW Burkitt LLC, a Delaware limited liability company of record in Instrument No. 20150925-0097635, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: All matters shown on the plats of record in Instrument No. 20050920-0113225, Instrument No. 20070514-0057216 and Instrument No. 20070628-0077531; Covenants, conditions, easements and restrictions recorded in Instrument No. 20060306-0025388, as amended of record in Instrument No. 20070202-0014304; Assignment of Developers Rights of record in Instrument 20120106-0001500; Easement and Contribution Agreement of record in Instrument 20050816-0096915; Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage, Water Main, Pumps and Appurtenances of record in Instrument 20050908-0108101; Easement Agreement of record in Instrument 20060317-0030915; Stormwater Detention Agreement of record in Instrument 20060427-0048083; Right of Way Easement of record in Instrument 20060607-0067534; Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument 20070724-0087659; Quitclaim Deed to the Homeowner's Association of record in Instrument No. 2007122-00145868, in the 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 7636 Kemberton Drive E, Nolensville, TN 37135

(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 20th day of April, 2016.

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 himself to be President of Landmark Homes of Tennessee, Inc. and that he as such President executed the foregoing instrument for the purposes therein contained, by signing the name of the entity by himself as President.

WITNESS my hand and seal this 20th day of April, 2016.

Notary Public

My Commission Expires: 8.14.19

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

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

# *TRUE COPY CERTIFICATION*

I, Kimie Perry, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kimie Perry
Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Liz Jones, a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Liz Jones
Notary's Signature

My Commission expires: 8-14-17
Notary Seal (if on paper)

