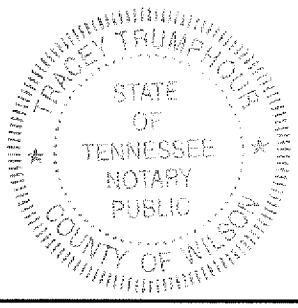
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $257,600.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of June, 2016.

Notary Public

MY COMMISSION EXPIRES: August 14, 2017

(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
Landmark Homes of Tennessee, Inc.	Landmark Homes of Tennessee, Inc.	092-09-0-206.00
(NAME)	(NAME)	
6064 Central Pike	6064 Central Pike	Davidson County DEEDWARR Recvd: 07/06/16 15:11 3 pgs Fees:18.00 Taxes:952.75 **20160706-0069238**
(ADDRESS)	(ADDRESS)	
Mt. Juliet, TN 37122	Mt. Juliet, TN 37122	
(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, I, **Thenia Perry**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Landmark Homes of Tennessee, Inc.**, hereinafter called the GRANTEE(S), its successors and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land situated in the Davidson County, State of Tennessee, described as follows to-wit:

Being Lot No. 60, on the W. R. Wilson subdivision of record in Plat Book 332, Page 161, in the Register's Office for Davidson County, State of Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Edward Perry and Thenia Perry, husband and wife, as tenants by the entireties by Quit Claim Deed dated 04/06/2007 from Edward Perry of record in Instrument 200705090055749, Register's Office for Davidson County, Tennessee and by Final Decree Confirming Sale dated 7/31/1981 of record in Book 5782, Page 885, Register's Office for Davidson County, Tennessee. The said Edward Perry died on July 28, 2007 leaving the said Thenia Perry the sole surviving tenant by the entirety .

This conveyance is subject to: All matters as set forth per Book 332, Page 161, said Register's Office and County of Davidson taxes for the year 2016 and subsequent years, a lien not yet due or payable.

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 440 37th Avenue N, Nashville, TN 37209
(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), its successors 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), its successors 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 28th day of June, 2016.

Thenia Perry

Thenia Perry

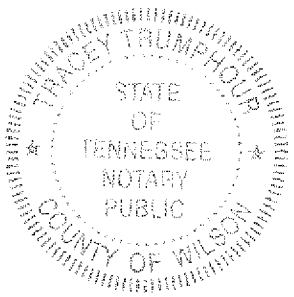
State of Tennessee
County of Wilson

Personally appeared before me Thenia Perry, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 28th day of June, 2016.

Tracey Trumphour

Notary Public Tracey Trumphour - MJ
My Commission Expires: August 14, 2017



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.

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)

