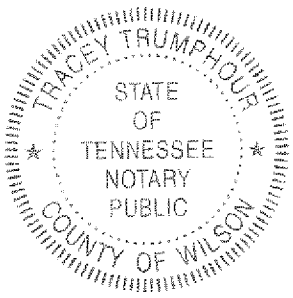
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $801,000.00

Santosh Venkatraman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of May, 2017.

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
Santosh Venkatraman	Bank of America, NA	116-08-4-A 001.00CO
(NAME)	(NAME)	
4004 Woodmont Boulevard, A	PO Box 961291	
(ADDRESS)	(ADDRESS)	Davidson County DEEDWARR Recvd: 05/04/17 14:35 3 pgs Fees:18.00 Taxes:2963.70 **20170504-0044463**
Nashville, TN 37205	Fort Worth, TX 76161-0291	
(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 **Santosh Venkatraman and Shanti Venkatraman, husband and wife**, 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 Unit No. A, on the plan of 4004 Woodmont Boulevard, a Horizontal Property Regime with Private Elements, filed as Exhibit to and established by Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20150901-0088934, 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 07/10/2015 from Nashten, LLC, a Tennessee limited liability company of record in Instrument No. 20150715-0068873, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: All matters shown on the boundary plat of record in Plan Book 421, Page 100; Covenants, conditions, easements and restrictions of record in Instrument No. 20150901-0088934; Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument 20141204-0111307; Easements to the City of Nashville of record in Book 3467, Page 42 and Book 3504, Page 250; Charter of the Homeowners Association of record in Instrument No. 20150923-0096740; Quitclaim Deed to the Homeowner's Association of record in Instrument No. 20170324-0028807, 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 4004 Woodmont Boulevard, A, Nashville, TN 37205

(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 27th day of April, 2017.

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 3rd day of May, 2017.

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

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.

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Jill Simmons, 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.

Notary's Signature

My Commission expires: September 4, 2019
Notary Seal (if on paper)

