WARRANTY DEED

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $499,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of December, 2017.

Notary Public

MY COMMISSION EXPIRES: 5.17.21

(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
Andrew J. Gill	SWBC Mortgage Corporation	092-09-3A-002.00-C
(NAME)	(NAME)	Bill Garrett Davidson County
438 37th Avenue N	9311 San Pedro Ave, #100	Batch# 35377 **DEEDWARR**
(ADDRESS)	(ADDRESS)	12/08/2017 10:11:11 AM 2 pgs
Nashville, TN 37209	San Antonio, TX 78216	Fees: $13.00 Taxes: $1,849.63
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	20171208-0125378

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 **Andrew J. Gill, a single man**, hereinafter called the GRANTEE(S), his 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. 939, on the plan of 440 37th Avenue North A Horizontal Property Regime with Private Elements, as shown on plat of record in Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20160708-0070116, in the Register's Office for Davidson County, 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 from Thenia Perry, recorded July 6, 2016 at Instrument No. 20160706-0069238, in the Register's Office for Davidson County, Tennessee.

Subject to the following: Taxes for 2018 and subsequent years, a lien not yet due and payable; All matters shown on the plat of record in Plat Book 332, Page 161, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions of record in Instrument No. 20160708-0070116, said Register's Office.

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 438 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), his 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), his 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 5th day of December, 2017.

LANDMARK HOMES OF TENNESSEE, INC.

By: 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 5th day of December, 2017.

Notary Public Tracey Trumphour, MJ
My Commission Expires: 5/17/21

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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