# WARRANTY DEED

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $519,100.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of May, 2018.

Notary Public

MY COMMISSION EXPIRES: May 17, 2021

(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 |
|---|---|---|
| Pearl E. Toliver Trust, dated May 29, 2018 | New Owner | 083032B00400CO |
| (NAME) | (NAME) | Bill Garrett Davidson County |
| 1112 B Campbell Street | | Batch# 102989 **DEEDWARR** |
| (ADDRESS) | (ADDRESS) | 06/11/2018 11:24:39 AM 2 pgs |
| Nashville, TN 37206 | | Fees: $13.00 Taxes: $1,920.67 |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | 20180611-0055746 |

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 **James H. Cheek, IV, Trustee for the Pearl E. Toliver Trust, dated May 29, 2018**, 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. D, on the plan of 1110 CAMPBELL STREET, a Horizontal Property Regime with Private Elements, filed as Exhibit to and established by Declaration of Covenants, Conditions and Restrictions of record in Instrument 20160719-0074147, as corrected by Affidavit of record in Instrument 20160817-0085584, Supplemented in Instrument 20170809-0081421, Register's Office for Davidson County, Tennessee, reference to which is hereby made or a more complete description.

Being part of the same property conveyed to Landmark Homes of Tennessee, Inc., by Warranty Deed dated 12/10/2015, from Jose R. Ramirez and Mirtala Lizama, of record in Instrument 20151216-0126453, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: Taxes for 2018 and subsequent years, a lien not yet due and payable; All matters shown on the plat of record in Instrument 20160526-0052939; Covenants, conditions, easements and restrictions as contained in Master Deed of record in Instrument 20160719-0074147, as corrected by Affidavit of Scrivener's Error of record in Instrument 20160817-0085584, Supplemented in Instrument 20170809-0081421; Easement of record in Book 3467, Page 6 and Book 3529, Page 514; Charter of record in Instrument 20161013-0108562; Quitclaim Deed to the Homeowner's Association of record in Instrument 20170517-0048895, 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 1112 B Campbell Street, Nashville, TN 37206
(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 24th day of May, 2018.

LANDMARK HOMES OF TENNESSEE, INC

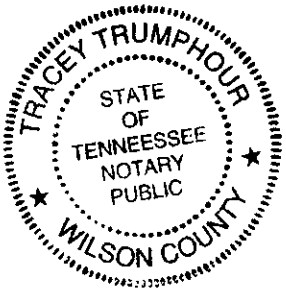
By: Nicholas G. Wisniewski, Special Vice-President

State of Tennessee
County of Wilson

Personally appeared before me, a notary public in and for the state and county aforementioned, Nicholas G. 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 Special Vice-President of Landmark Homes of Tennessee, Inc and that he as such Special Vice-President executed the foregoing instrument for the purposes therein contained, by signing the name of the entity by himself as Special Vice-President.

WITNESS my hand and seal this 24th day of May, 2018.

Notary Public Tracey Trumphour - MJ
My Commission Expires: May 17, 2021




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