WARRANTY DEED

Karen Johnson Davidson County
Batch# 559191 DEEDWARR
01/22/2021 04:07:30 PM 2 pgs
Fees: $13.00 Taxes: $2,516.00
20210122-0010181

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $680,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF JANUARY, 2021.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

PATRICIA D. CAVITT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 8, 2022

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC Commercial, 277 Mallory Station Rd. , Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Landmark Homes of Tennessee, Inc.	NEW OWNER	Part of 098 00 0 168.00
(NAME) 6064 Central Pike	(NAME)	and Part of 098 00 0 216.00
(ADDRESS) Mt. Juliet, TN 37122	(ADDRESS)	(Parent Parcels)
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **SNY of Tennessee, LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Landmark Homes of Tennessee, Inc., a Tennessee Corporation**, hereinafter called the Grantees, their heirs and 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 Nos. Lots 2, 3, 28 and 29 on the Final Plat for The Park at Wiltshire, as shown on the plat of record in Instrument No. 20201124-0137712, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete legal description.

Being a portion of the same property conveyed to SNY of Tennessee, LLC, a Tennessee Limited Liability Company, by Warranty Deed from The Mettle Group, LLC, a Tennessee Limited Liability Company, dated February 15, 2019 and filed February 15, 2019 of record in Instrument No. 20190215-0014367, in the Register's Office of Davidson County, Tennessee.

The above-described property is part of the same property contained in the prior deed and the legal description has been on the above-referenced plat.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☒

This is improved ☐ property, known as 3004, 3006, 3008, 3010, 3013, 3015, 3017 and 3019 Wiltshire Park Place, Lots 2,3 28 and 29 The Park at Wiltshire, Hermitage, TN 37076

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees 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 Grantees, their heirs and 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 our hands this 20 day of January, 2021.

SNY of Tennessee, LLC
A Tennessee Limited Liability Company

BY: _____
Gary Wisniewski, Secretary

STATE OF TENNESSEE

COUNTY OF WILSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Gary Wisniewski, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Secretary of SNY of Tennessee, LLC, and is authorized to execute the instrument on behalf of SNY of Tennessee, LLC, the within named bargainor, and that he/she as such Secretary, executed the foregoing instrument for the purposes therein contained, by signing the name of the LLC by himself/herself as Secretary.

Witness my hand and official seal, this the 20 of January, 2021.

_____
Notary Public

My Commission Expires:

(SEAL)

PATRICIA D. CAVITT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 8, 2022

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee

County of Williamson

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

My Commission Exp s: /22/2022

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY