WARRANTY DEED

Karen Johnson Davidson County
Batch# 694392 DEEDWARR
08/11/2021 10:19:30 AM 4 pgs
Fees: $23.00 Taxes: $1,258.00
20210811-0108243

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$340,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF AUGUST, 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	098 13 0E 004.00 and
(NAME)	(NAME)	
6064 Central Pike		098 13 0E 008.00
(ADDRESS)	(ADDRESS)	
Mt. Juliet, TN 37122		
(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:

3014 and 3012 Wiltshire Park Place, Hermitage, TN 37076:

Land in Davidson County, Tennessee and being Units 4A and 4B as established by the Declaration of Covenants, Conditions and Restrictions for Homes at Park at Wiltshire - Lot 4 ("Declaration"), a horizontal property regime with private elements, of record in Instrument No. 20210406-0045414, in the Register's Office for Wilson County, Tennessee; said Units being depicted on the Site Plan attached as Exhibit "B" to the aforementioned Declaration, to which reference is made for a more complete and accurate description of the property.

Together with the easements, restrictive covenants, conditions and regulations imposed upon and relating to the Units in Homes at Park at Wiltshire - Lot 4, including all interests in and to the Common Elements contained in the above-referenced Declaration as well as the By-Laws appended thereto, along with all applicable amendments, which are incorporated herein.

AND

3032 and 3030 Wiltshire Park Place, Hermitage, TN 37076:

Land in Davidson County, Tennessee and being Units 8A and 8B as established by the Declaration of Covenants, Conditions and Restrictions for Homes at Park at Wiltshire - Lot 4 ("Declaration"), a horizontal property regime with private elements, of record in Instrument No. 20210406-0045429, in the Register's Office for Wilson County, Tennessee; said Units being depicted on the Site Plan attached as Exhibit "B" to the aforementioned Declaration, to which reference is made for a more complete and accurate description of the property.

Together with the easements, restrictive covenants, conditions and regulations imposed upon and relating to the Units in Homes at Park at Wiltshire - Lot 4, including all interests in and to the Common Elements contained in the above-referenced Declaration as well as the By-Laws appended thereto, along with all applicable amendments, which are incorporated herein.

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 3012, 3014, 3030 and 3032 Wiltshire Park Place, Units 4A, 4B, 8A and 8B Homes at 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 5 day of August, 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 5 of August, 2021.

Notary Public

My Commission Expires:

(SEAL)

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

Certificate of Authenticity

I, Christie Daniels, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on August 5, 2021.

Date

Christie Daniels

Affiant Signature

August 10, 2021

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 10 day of August, 2021.

Notary's Signature

My Commission Expires: 7/2/2022

Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY