WARRANTY DEED

BOOK 11083 PAGE 927

STATE OF **TENNESSEE**
COUNTY OF **RUTHERFORD**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$99,990.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 21ST **DAY OF AUGUST, 1998**

Notary Public

MY COMMISSION EXPIRES: October 9, 1999
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.

My Commission Expires Oct. 9, 1999

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tonita J. Phillips	**Community Mortgage Corporation**	**175-8-22**
(NAME) **3940 Rock Creek Drive**	(NAME) **142 Timber Creek Drive**	
(ADDRESS) **Antioch, TN 37013**	(ADDRESS) **Cordova, TN 38018**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Holigan Homes Tennessee, LTD**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tonita J. Phillips, unmarried**, 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 No. 64 on the Plan of Hickory Woods Estates Section 1 of record in Plat Book 6900, Page 509, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Holigan Homes Tennessee, LTD by deed of record in Book 10936, Page 705, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐
This is improved ☒ property, known as **3940 Rock Creek Drive, Antioch, TN 37013**
(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 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 **21st day of August, 1998**.

Holigan Homes Tennessee, LTD

By: James E. Ruddell, Vice-President

State of Tennessee
County of Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared James E. Ruddell with who I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowleged himself/herself to be the Vice President of Holigan Homes Tennessee, LTD, and that he/she as such Vice President executed the foregoing instrument for the purposes therein contained. Witness my hand and official seal at Antioch, Tennessee, this 21st day of August, 1998.

Commission Expires:

Notary Public

NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.

My Commission Expires Oct. 9, 1999

98 AUG 27 AM 9:

0480161

FEE 10.00 REGISTER'S OFFICE
REC'D 10.00 DAVIDSON COUNTY
TAX 380.96 TENNESSEE
TRANS 0.00 98 AUG 27 AM 9:
REGISTER 0.00 0480161
MTG TAX 0.00 CHECK
TOTAL 380.96

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11083 PAGE 928

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	99990.00
CON TX	369.96
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	380.96
CHECK	380.96

08/27/98 01 09:30 0001 2564

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0480161

IDENTIF. REFERENCE

98 AUG 27 AM 9:30

No.1338044