WARRANTY DEED

SONDRA KIRBY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

My Commission Expires January 14, 2004

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $244,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF AUGUST, 2000.

Notary Public

MY COMMISSION EXPIRES: January 14, 2004.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title of Hendersonville
d/b/a Services Management Co. of Tennesse
181 East Main Street, Suite 3
Hendersonville, TN 37075

Davidson County DEEDWARR
Recvd: 09/11/00 10:54 2pgs
Fees:11.00 Taxes:902.80

20000911-0089555

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles Dwayne Boyd	Charles Dwayne Boyd	171-8 C-16
(NAME) 5816 Petersburg Lane	(NAME) 5816 Petersburg Lane	
(ADDRESS) Brentwood, TN 37027	(ADDRESS) Brentwood, TN 37027	
(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, Randall Phillips Homes, LLC, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DAVID K. WARD AND WIFE, DEBORAH R. WARD , TENANTS IN COMMON CHARLES DWAYNE BOYD AND WIFE, RHEA JEANETTE BOYD , TENANTS IN COMMON, 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:

Being Lot No. 16 on the Plan of Williamsburg @ Brentwood, Section Two, as of record in Plat Book 9700, Page 692, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Randall Phillips Homes, LLC by deed from Beazer Homes Corp. of record in Deed Book 10797, page 35, Register's Office for said County.

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

This conveyance is subject to Restrictive Covenants of record in Deed Book 9931, page 627, Book 10853, Page 518, and Amended in Book 10301, Page 182, and Book 10640, Page 953, Register's Office for said County.

Being the same property conveyed to Randall Phillips Homes, LLC by deed from Beazer Homes Corp. of record in Deed Book 10797, page 35, Register's Office for said County.

unimproved ☐

This is improved ☒ property, known as 5816 Petersburg Lane, Brentwood, TN 37027
(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 31st day of August, 2000.

Randall Phillips Homes, LLC

By: E. Randall Phillips II

Attest:

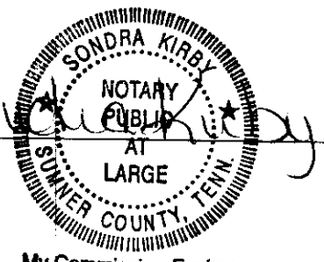
STATE OF Tennessee
COUNTY OF Sumner

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared E. Randall Phillips II with whom I am personally acquainted and who upon his oath acknowledged himself to be the Chief Manager of Randall Phillps Homes, LLC the within named bargainer, a corporation, and that, he as such Chief Manager, being authorized so to do executed the foregoing instrument for the purposes therein contained by signing the name of the corporation byE. Randall Phillips, II as such Chief Manager

Witness my hand and official seal this 8/31/2000

My Commission Expires:01/14/04

Notary Public



My Commission Expires
January 14, 2004

File Number200008281

RETURN TO:
Cumberland Title of Hendersonville
d/b/a Services Management Co. of Tennessee
181 East Main Street, Suite 3
Hendersonville, TN 37075