WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$214,500.00**

Janice H. Roberts
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd h DAY OF JANUARY, 2002

Notary Public

MY COMMISSION EXPIRES:. 7/26/2003
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:		MAP-PARCEL NUMBERS
Janice H. Roberts	**Pulte Mortgage Corporation**	**172-5-B-132CO**
(NAME) **417 Carphilly Court**	(NAME) **7475 South Joliet Street**	
(ADDRESS) **Brentwood, TN 37027**	(ADDRESS) **Englewood, CO 80112**	
(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, **PULTE HOMES TENNESSEE, LIMITED PARTNERSHIP** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO . **JANICE H. ROBERTS, A UNMARRIED WOMAN AND PAULINE E. ROBERTS, AN UNMARRIED WOMAN, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP** 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. 18 on the Plan of Sterling Oaks, Phase III of record in Instrument No. 20001122-0115320 Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

BEING a portion of the same property conveyed to Pulte Homes Tennessee, Limited Partnership, a Nevada Limited Partnership by deeds of record in Book 11510, Page 62 and Book 11510, Page 66 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 **417 Carphilly Court, 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 my hand this 22nd day of January, 2002.

Pulte Homes Tennessee, Limited Partnership

By: Radnor Homes Inc.
General Partner

By:
Mary McCloud Poston, as its designated agent and Attorney in Fact

Davidson County DEEDWARR
Recvd: 01/25/02 08:45 2pgs
Fees:13.00 Taxes:793.65

20020125-0010487

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Mary McCloud Poston with whom I am personally acquainted and who upon her oath acknowledged herself to be the designated agent and Attorney in Fact for Radnor Homes, Inc., General Partner of Pulte Homes Tennessee Limited Partnership, the within named bargainor, and that she as such designated agent and Attorney in Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by herself as its designated agent and Attorney in Fact.

Witness my hand and official seal at Nashville, Tennessee this 22nd day of January, 2002.

Commission expires: 7/26/2003

Notary Public

AT LARGE

DAVIDSON COUNTY, TENNESSEE

My Commission Expires JULY 26, 2003