WARRANTY DEED

REBECCA HUDSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN. My Commission Expires April 10, 2004

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF MAY, 2002.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

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

Davidson County DEEDWARR
Recvd: 05/20/02 09:25 2pgs
Fees:13.00 Taxes:425.50

20020520-0061097

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jacynta S. McAdoo	Mortgage Resources, Inc.	53-053-09-0-B-027.00 CO
(NAME) 1629 Cumberland Station Blvd.	(NAME) 404 BNA Drive, Suite 400	p/o 53-00-0-19.00
(ADDRESS) Madison, TN 37115	(ADDRESS) Nashville Tennessee 37217	
(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 Jacynta S. McAdoo, a single woman , 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. 215, Section One, Cumberland Station at Wilson Camp, as shown by plat of record in Instrument No. 20011009-0109759, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being part of the same property conveyed to Randall Phillips Homes, LLC by deed from R & R Builders, Inc. & Developers, Inc., a Tennessee Liability Company of record in Instrument No. 20001106-0110206 and rerecorded in Instrument No. 20001206-0119900, 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 10585, Page 496, Book 730, page 538, Book 818, Page 819, Book 1369, Page 646, and Instrument No. 20011015-0112096 Register's Office for said County.

QUITCLAIM DEED to Common Area of record in Book 1407, page 283 and Instrument No. 2001126-012851, Register's Office of said County.

Charter of Homeowner's Association as shown of record in Book 1440, Page 776, and Instrument No. 20011017-0113082, Register's Office for said County.

unimproved ☐

This is improved ☒ property, known as 1629 Cumberland Station Blvd., Madison, TN 37115

(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 15th day of May, 2002.

Randall Phillips Homes, LLC

By: E. Randall Phillips

Attest:

STATE of Tennessee
COUNTY of Sumner

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared E. Randall Phillips, II, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledge E. Randall Phillips, II to be a chief manager of Randall Phillips Homes, LLC, the within named bargainer, a Limited Liability Company, and that E. Randall Phillips, II as such chief manager, executed the foregoing instrument for the purposes therein contained, by signing the name of the Limited Liability Company by E. Randall Phillips, II as chief manager.

Witness my hand and official seal this 15th Day of May, 2002

My Commission Expires _____

Notary Public

REBECCA HUDSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN. My Commission Expires April 10, 2004

File Number2205164

RETURN TO:
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d/b/a Services Management Co. of Tennessee
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