WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,060.00

Budget Door
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF MAY, 2002.

Rebecca Hudson
Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

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

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: 05/28/02 09:24 2pgs
Fees:13.00 Taxes:481.22
20020528-0064012

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gary Pitts	Guaranty Trust Company	53-9-B-26.00
(NAME) 1625 Cumberland Station Boulevard	(NAME) 640 Broadmor Boulevard, Suite 100	
(ADDRESS) Madison, TN 37115	(ADDRESS) Murfreesboro Tennessee 37129	
(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 Gary Pitts and Wife, Jennifer Pitts, Husband and Wife , 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. 216, Section One, Cumberland Station at Wilson Camp, as shown by plat of record in Instrument # 200110090109759, 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 the same property conveyed to Randall Phillips Homes, LLC, by deed from R & R Builders & Developers, LLC of record in Instrument #20001106-0110206 and corrected in Instrument No.200012060119900, Register's Office for said County.

unimproved ☐

This is improved ☒ property, known as 1625 Cumberland Station Boulevard, 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 24th 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, III, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledge E. Randall Phillips, III to be a chief manager of Cumberland Station at Wilson Camp, the within named bargainer, a Limited Liability Company, and that E. Randall Phillips, III 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, III as chief manager.

Witness my hand and official seal this 24th 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 Number2204334

RETURN TO:

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