# WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,420.00

Beverly V. Hill
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF MAY, 2002.

Rebecca Hudson
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: 06/12/02 09:51 2pgs
Fees:13.00 Taxes:438.15
20020612-0071374

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Beverly V Hill | Wells Fargo Home Mortgage, Inc. | 53-9-B-17.00 |
| (NAME) | (NAME) | |
| 1237 Cheyenne Ct. | 4456 Corporation Lane | |
| (ADDRESS) | (ADDRESS) | |
| Madison, TN 37115 | Virginia Beach Virginia 23462 | |
| (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 Beverly V. Hill , 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. 275 on the Plan of Cumberland Station, Section One at Wilson Camp, as of record in Instrument No. 200110090109759, 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 R & R Builders & Developers, LLC of record in Instrument No. 20001106-0110206 and corrected in Instrument No. 20001206-0119900, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Deed Book 10585, page 496 and Instrument No. 200110150112096, Register's Office for said County.

Deed to HOA in Instrument No. 20011126012851, Register's Office for said County.

Charter of Homeowner's Association as shown of record in Instrument No. 200110170113082, Register's Office for said County.

Subject to all matters as set forth per Instrument No. 200110090109759, Register's Office of said County.

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

unimproved ☐

This is improved ☒ property, known as 1237 Cheyenne Ct., 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 29th 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 29th 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 Number2205362**

**RETURN TO:**

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