Return to:
CUMBERLAND TITLE OF HENDERSONVILLE
181 E. M[illegible] T, SUITE 3
HENDERSONVILLE, TN 37075

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/15/02 10:18 2pgs
Fees:13.00 Taxes:499.50
20020715-0084606

REBECCA HUDSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $134,999.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF JULY, 2002.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
CUMBERLAND TITLE COMPANY
1630 NW Broad Street Suite 100
Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Darryl A Yeargin	GMAC Mortgage Corporation	53
Harlyn H Yeargin	(NAME) 1801 West End Avenue	31
(ADDRESS) Madison, TN 37115	(ADDRESS) Nashville Tennessee 37203	Group 9-B
(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 Darryl A Yeargin and Wife, Harlyn H Yeargin , 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. 211 on the Plan of Cumberland Station at Wilson Camp, Section One, 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, L.L.C. of record in Instrument 20001106, page 0110206 and corrected Instrument 200012060119900, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Deed Book 10585, page 496, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Deed Book 730, page 538, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Deed Book 818, page 819, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Instrument 200110150112096, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Deed Book 1369, page 646, Register's Office for said County.

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

Restrictive Covenants of record in Deed Book 10585, Page 496; Book 730, Page 538; Book 1369, Page 646; Book 818, Page 819 and Instrument No. 200110150112096, Register's Office of said County. This policy insures that said covenants have not been violated to date and any future violation thereof will not result in a forfeiture or reversion of title.

Deed to HOA in Instrument No. 2001126012851, 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.

unimproved ☐

This is improved ☒ property, known as 1645 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 26th day of June, 2002.

Randall Phillips Homes, LLC

By: E. Randall Phillips II

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 Randall Phillips Homes, LLC 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 Homes, LLC as Chief Manager.

Witness my hand and official seal this 2/28/2002

My Commission Expires_____

Notary Public

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

File Number2206138

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