WARRANTY DEED

Prepared by J Bolin
CUMBERLAND TITLE OF HENDERSONVILLE, A DIVISION OF
SERVICES MANAGEMENT CO. OF TENNESSEE, INC.
181 E. MAIN STREET, SUITE 3
HENDERSONVILLE, TN 37075

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 $139,262.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF AUGUST, 2002.

Notary Public

MY COMMISSION EXPIRES: April 10, 2004.
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 09/25/02 11:46 2pgs
Fees:13.00 Taxes:515.27
20020925-0116903

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marquitus L Jones	1st Trust Bank for Savings	053-00-0-19
(NAME)	(NAME)	
1608 Cumberland Station Blvd.	P.O. Box 17257	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Memphis Tennessee 38187-0257	
(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 Marquitus L Jones and Coronda P Jones , 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. 3 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, L.L.C. of record in Deed Book 20001106-0110206 and corrected in instrument 200012060118900, Register's Office for said County.

Restrictive Covenants of record in Deed Book 10585, Page 496; Instrument No. 200110150112096 and Instrument No. 20020722-0087865, 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. 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.

Storm Water Detention Agreement in Instrument No. 200207220087470, 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 1608 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 22nd day of August, 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 08/22/02.

My Commission Expires_____

Notary Public

REBECCA HUDSON NOTARY PUBLIC AT LARGE

File Number2207421

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