WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $121,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE

Notary Public

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

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

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

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

Davidson County DEEDWARR
Recvd: 09/25/02 11:48 2pgs
Fees:13.00 Taxes:447.70
20020925-0116906

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph Wayne Mitchell	Joseph Wayne Mitchell	053-09-0B02300
(NAME) 1613 Cumberland Station Blvd.	(NAME)	
(ADDRESS) Madison, TN 37115	(ADDRESS)	
(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, L.L.C., HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joseph Wayne Mitchell, 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. 219 of Section One Cumberland Station 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 a part of the same property conveyed to Randall Phillips Homes, LLC by deed from R & R Builders & Developers, L.L.C. of record in Instrument 200014106011206 and corrected in Instrument 200012060119900, Register's Office for said County.

Plat sets out said property is subject to HOA in instrument 20011126018251.

Ingress/Engress Easement for Cemetary

Restrictive Covenants of record in Instrument 200110170113082, Register's Office of said County.

Restrictive Covenants of record in Instrument 200110150112096, , Register's Office of said County.

Restrictive Covenants of record in Deed Book 10585, Page 496, 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 1613 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.

Randall Phillips Homes, L.L.C.

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 09/20/2002

My Commission Expires_____

Notary Public

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

File Number2208275

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