WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,312.00

Felicia Boleyjack
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JUNE, 2004.

Rebecca Campbell
Notary Public

MY COMMISSION EXPIRES: . (AFFIX SEAL) 4/12/08

REBECCA CAMPBELL NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN MY COMMISSION EXP.

Davidson County DEEDWARR
Recvd: 07/21/04 12:55 2pgs
Fees:13.00 Taxes:519.15

20040721-0087225

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title of Hendersonville
505 E. Main Street
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS TO ~~BE DETERMINED~~
Felicia Lynn Boleyjack	Sebring Capital Partners, Limited Partnership	Part of
(NAME) 1900 Grant's Pass	(NAME) 4000 International Pkwy., #3000	53-00-0-46
(ADDRESS) Madison, TN 37115	(ADDRESS) Carrollton Texas 75007	
(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 Felicia Lynn Boleyjack , 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. 47 on the Plan of Cumberland Station at Wilson Camp, Section Three, as of record in Instrument No. 20031006-0146888, 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 part of the same property conveyed to Randall Phillips Homes, LLC by Warranty Deed dated October 18, 2002 from R & R Builders & Developers, LLC of record in Instrument No. 20021018-0128179, Register's Office for Davidson County, Tennessee.

Storm Water Detention Agreement as shown of record in Instrument No. 20030512-0063102, Register's Office for said County.

Charter of Homeowner's Association as shown of record in Instrument No. 20011017-0113082, Register's Office for said County.

Easements as shown of record in Instrument No. 20031114-0166975 and Instrument No. 20040309-0026763, Register's Office for said County.

Quitclaim Deed to Homeowner's Association as shown of record in Instrument No. 20031030-0159797, Register's Office for said County.

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

This conveyance is subject to any and all zoning regulation, building restrictions and setback lines, if any, easements and rights-of –way for public utilities.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easement of record, (3) all subdivision / condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 1900 Grant's Pass, 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 30th day of June, 2004.

Randall Phillips Homes, LLC

By: E Randall Phillips

E. Randall Phillips, II, Chief Manager

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, L.L.C., 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 30th day of ~~June, 2004~~.

My Commission Expires 4/20/08 Rebecca Campbell

Notary Public

File Number2406372
RETURN TO:
Cumberland Title of Hendersonville
505 E. Main Street
Hendersonville, TN 37075

