WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL ~~CONSIDERATION~~ OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $154,265.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF SEPTEMBER, 2004.

Notary Public

MY COMMISSION EXPIRES: April 12, 2008

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 09/07/04 15:11 2pgs
Fees:13.00 Taxes:589.28
20040907-0107952

CARLA R. DUNN NOTARY PUBLIC RUTHERFORD COUNTY, TENNESSEE

LARGE

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
David Heffner	America's Wholesale Lender	Part of 053-00-0-046
(NAME) 1728 Cumberland Station Boulevard	(NAME) 7105 Corporate Drive PTX-A-195	
(ADDRESS) Madison, TN 37115	(ADDRESS) Plano Texas 75024	
(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 David N. Hefner, married , 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. 27, Cumberland Station, Section Three at Wilson Camp, as shown by plat of record in Instrument Number 200310060146888, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Randall Phillips Homes, LLC, by Deed from R & R Builders and Developers, LLC, dated October 18, 2002, filed for record on October 18, 2002, in Instrument Number 200210180128179, Register's Office for Davidson County, Tennessee.

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 1728 Cumberland Station Boulevard, 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 1st day of September, 2004.

Randall Phillips Homes, LLC

By: E. Randall Phillips II

E. Randall Phillips II, Chief Manager

Attest:

STATE of Tennessee
COUNTY of Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Randall Phillips with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledge Randall Phillips to be President of Randall Phillips Homes, LLC, the within named bargainer, a Limited Liability Company, and that Randall Phillips as such President, executed the foregoing instrument for the purposes therein contained, by signing the name of the Limited Liability Company by Randall Phillips as President.

Witness my hand and official seal this 9/1/2004

My Commission Expires 2.8.07

Notary Public

CARLA R. DILLARD
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE

File Number2408454
RETURN TO:
Cumberland Title of Hendersonville
505 E. Main Street
Hendersonville, TN 37075