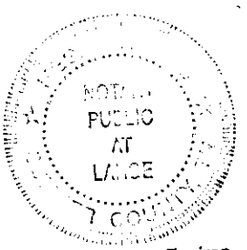
# WARRANTY DEED




My Commission Expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $132,400.00

Affiant

SUBSCRIBED AND SWORN ~~TO~~ BEFORE ME, THIS THE 10TH DAY OF DECEMBER, 2004.

Notary Public

MY COMMISSION EXPIRES: 4/12/08

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 12/15/04 10:28 2pgs
Fees:13.00 Taxes:489.88

20041215-0149002

**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 |
|---|---|---|
| Ismael Espino | CTX Mortgage | Map 53 Group 09-0 B Parcel 96 |
| (NAME) | (NAME) | |
| 1748 Cumberland Station Blvd. | 3100 West End Avenue | |
| (ADDRESS) | (ADDRESS) | |
| Madison, TN 37115 | Nashville, Tennessee 37203 | |
| (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 Ismael Espino and Jessica Guadalupe Espino, Husband and Wife, 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. 32 on the Plan of Cumberland Station at Wilson Camp, Section Three as of record in Instrument # 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 # 20021018-0128179, 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 1748 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 10th day of December, 2004.

Randall Phillips Homes, LLC

By: E. Randall Phillips

E. Randall Phillips, II, Chief Manager

Attest:

STATE OF Tennessee
COUNTY OF Davidson

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared E. Randall Phillips, II with whom I am personally acquainted and who upon his oath acknowledged himself to be the chief Manager of Randall Phillips Homes the within named bargainer, a corporation, and that, he as such Chief Manager, being authorized to do executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as such Chief Manager.

Witness my hand and official seal this ~~12/10/2004~~ 10th day of November, 2004.

My Commission Expires: 4/12/08

Notary Public

NOTARY PUBLIC AT LARGE SUMNER COUNTY My Commission Expires

**File Number2412078**

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