WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $131,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF DECEMBER, 2004.

Notary Public

MY COMMISSION EXPIRES: . 6/9/08
(AFFIX SEAL)

MANDY ALSUP NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

Davidson County DEEDWARR
Recvd: 12/17/04 13:16 2pgs
Fees:13.00 Taxes:485.44

20041217-0150296

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
George P. Charmoli	Chase Manhattan Mortgage Corporation	Map 53
(NAME) 1735 Cumberland Station Boulevard	(NAME) 5409 Maryland Way, Suite 202	Group 09-0-B
(ADDRESS) Madison, TN 37115	(ADDRESS) Brentwood, Tennessee 37027	Parcel 81
(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 George P. Charmoli, 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. 46, Section Three, Cumberland Station 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 R & R Builders and Developers, LLC by Deed from Adventist Health System/Sunbelt, Inc., a Florida not-for-profit corporation, dated August 27, 1997, filed for record on August 28, 1997, in Deed Book 10585, Page 496, Register's Office for Davidson County, Tennessee.

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

Easement as shown of record in Instrument Number 200305120063102, Instrument Number 200310300159797 and Instrument Number 200403090026763, Register's Office for said County.

Charter of Homeowner's Association as shown of record in Instrument Number 200110170113082, Register's Office for said County.

Restrictive Covenants of record in Instrument Numbers 200305120063102, 200110150112096, 200310300159798, 200310300159799 and 200402130017394 and in Deed Book 10585, Page 496 , Register's Office of said County

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 1735 Cumberland Station Boulevard, Madison, TN 37115

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

unimproved ☐

This is improved ☒ property, known as 1735 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 15th day of December, 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 himself to be a Chief Manager of E. Randall Phillips Homes, LLC, 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 12/15/2004

My Commission Expires 4/2/08

NOTARY PUBLIC AT LARGE SUMNER COUNTY

My Commission Expires

Notary Public

File Number2411016

RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122