WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $142,400.00

Laconya L Val
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF JANUARY, 2004.

Rebecca Campbell
Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

REBECCA CAMPBELL NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN. My Commission Exp. 4/18/05

Davidson County DEEDWARR
Recvd: 01/07/05 10:13 2 pgs
Fees:13.00 Taxes:526.88

20050107-0002741

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
500 E Main Street
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Angela C. Walker	Angela C. Walker	Map 53-9 Group B Parcel 103
(NAME)	(NAME)	
1901 Grant's Pass	Same	
(ADDRESS)	(ADDRESS)	
Madison, TN 37075		
(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 **Angela C. Walker**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **SUMNER** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING LOT NO. 131 on THE PLAN OF CUMBERLAND STATION at Wilson Camp, Section Three, as of record in Instrument Number 20031006-0146888, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the part of the same property conveyed to Randall Phillips Homes, LLC by deed from R. & R. Builders and Developers, L. L.C. being recorded as Instrument Number 20021018-0128179, 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 regulations, building restrictions and setback lines, if any, easements and right-of-way for public utilities.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements 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 1901 Grant's Pass, Madison, TN 37075
(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 5th day of January, 2004.

Randall Phillips Homes, LLC

By: E. Randall Phillips II

E. Randall Phillips, II, Chief Manager

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, LLC 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 at, Tennessee this 5th day of January, 2005.

Commission expires:

REBECCA CAMPBELL NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN. MY COMMISSION EXP. 4/18/08

Rebecca Campbell

Rebecca Campbell Notary Public

File Number: 250100286

RETURN TO:
Cumberland Title
500 E Main Street
Hendersonville, TN 37075