File No. 250301067

FILE BOX 45

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,550.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF MARCH, 2005.

Notary Public

MY COMMISSION EXPIRES: 4/10/08
(AFFIX SEAL)

Rebecca Campbell
State of Tennessee Notary Public of Sumner

Davidson County DEEDWARR
Recvd: 03/31/05 12:58 2 pgs
Fees:13.00 Taxes:538.54
20050331-0035058

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bonita Lloyd	First Magnus Financial Corp.	053-0-0-048
(NAME) 2184 Freeman Lane	(NAME) 1820 Chapel Hill Ave., Suite 169	
(ADDRESS) Madison, TN 37115	(ADDRESS) Cherry Hill, NJ 08002	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Randall Phillips Homes, L.L.C.**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Bonita Lloyd, a Single Woman**, HEREINAFTER CALLED THE GRANTEE(S), HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 174 on the Plan of Cumberland Station at Wilson Camp, Section Six, as of record in Instrument No. 20041027-0129152, 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 a part of the same property conveyed to Randall Phillips Homes, L.L.C. by deed from R & R Builders and Developers, L.L.C. of record in Instrument No. 2003102-40157410, Register's Office for said County.

Subject to HOA of record in Instrument No. 200411150136854.

Charter of HOA of record in Instrument No. 200110170113082

Restrictive Covenants of record in Instrument 200110150112096 and Instrument No. 200411150136853, Register's Office of said County.

This conveyance is further 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 2184 Freeman Lane, 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 GRANTEE(S), HER heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), HER 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 29th day of March, 2005.

Randall Phillips Homes, L.L.C.

By: E. Randall Phillips

E. Randall Phillips II, Chief Manager

Attest:

STATE OF TENNESSEE
COUNTY OF SUMNER

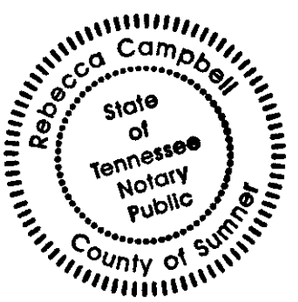
Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared E. Randall Phillips II with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the Chief Manager the within named bargainor, a Tennessee Limited Liability Company, and that he as such E. Randall Phillips II , being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company, by the said E. Randall Phillips II, as such Chief Manager.

Witness my hand and official seal at office at Hendersonville, Tennessee, this 29th day of March, 2005.

My Commission Expires: 04/12/2008

Rebecca Campbell

Notary Public



File Number: 250301067

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