File No. 250301066

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION ~~OR VALUE~~, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $146,000.00

Affiant

SUBSCRIBED AND ~~SWORN~~ TO BEFORE ME, THIS THE 30TH DAY OF MARCH, 2005.

Notary Public

MY COMMISSION EXPIRES: 4/13/08
(AFFIX SEAL)

REBECCA CAMPBELL NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN. MY COMMISSION EXP.

Davidson County DEEDWARR
Recvd: 04/05/05 12:35 2 pgs
Fees:13.00 Taxes:540.20

20050405-0037124

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
Aaron Mark Rucker	New Century Mortgage Corp.	053-00-0-047
(NAME) 2124 Freeman Lane	(NAME) P.O. Box 11052	
(ADDRESS) Madison, TN 37115	(ADDRESS) Orange, California 92856	
(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 Aaron Mark Rucker, and Wife, Denika Renze Rucker, HEREINAFTER CALLED THE GRANTEE(S), 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. 159 on the Plan of Cumberland Station at Wilson Camp, Phase IV, as of record in Instrument No. 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 a part of the same property conveyed to Randall Phillips Homes, L.L.C. by deed from R & R Builders & Developers, Inc. of record in Instrument No. 20021018-0128179, Register's Office for 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 2124 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), THEIR 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), 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 30th day of March, 2005.

Randall Phillips Homes, L.L.C.

By: _____
E. Randall Phillips II, Chief Manager

Attest: _____

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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 Chief Manager, 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 28th day of March, 2005.

My Commission Expires:
* 4/10/08

Notary Public

Witness my hand at office this 28th day of March, 2005.

Commission expires:

REBECCA CAMPBELL NOTARY PUBLIC AT LARGE TENN SUMNER COUNTY MY COMMISSION EXP.

Notary Public

File Number: 250301066

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