JVB

File No. 50351

WARRANTY DEED

PLEASE RETURN TO:
AMTITLE & ESCROW, LLC
515 RIVERGATE PARKWAY, SUITE #111
GOODLETTSVILLE, TN 37072

Davidson County DEEDWARR
Recvd: 06/01/05 12:02 2 pgs
Fees:13.00 Taxes:537.41

20050601-0061715

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,247.00

Affiant

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

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF MAY, 2005.

Notary Public

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

THIS INSTRUMENT WAS PREPARED BY
Hallmark Title Company, 1000 Northchase Drive, Suite 100, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tony L. Moore	**Franklin American Mortgage Co.**	053 09 0B 120.00
(NAME)	(NAME)	
2185 Freeman Lane	**501 Corporate Centre Drive, #400**	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	**Franklin, TN 37067**	
(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, a Tennessee limited liability company, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tony L. Moore, 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. 179, 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 part of the same property conveyed to Randall Phillips Homes, LLC by deed from R & R Builders & Developers, LLC, dated October 23, 2003, of record as Instrument Number 20031024-0157410, Register's Office, Davidson County, Tennessee.

Declaration of Restrictive Covenants of record in Book 10585, page 496, Instrument Number 20031030-0159798, Instrument Number 20031030-0159799, Instrument Number 20041115-0136852, Instrument Number 20041115-0136853 and Instrument Number 20011015-0112096, said Register's Office.

Subject to easement of record as Instrument Number 20031114-0166975, said Register's Office.

Subject to Open Space Deed of record as Instrument Number 20031030-0159797 and Instrument Number 20041115-0136855, said Register's Office.

Charter of Record as Instrument Number 20011001-70113082, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 2185 Freeman Lane, Madison, TN 37115 (a/k/a 1249 Cheyenne Court)
(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 my hand this 26th day of May, 2005.

Randall Phillips Homes, LLC

By: E. Randall Phillips

E. Randall Phillips, II, Chief Manager

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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/her oath acknowledged himself/herself to be the Chief Manager of Randall Phillips Homes LLC, the within named bargainor, and limited liability company, and that he/she as such Chief Manager being authorized so to do, execute 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 this 26th day of May, 2005.

Commission expires:
4/16/08

Rebecca Campbell
Notary Public

