File No. 250700347

WARRANTY DEED

Lisa Hodges
State of Tennessee Notary Public
County of Sumner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $141,210.00

Ann Radford
Affiant

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

Lisa Hodges
Notary Public

MY COMMISSION EXPIRES: . 02/12/08
(AFFIX SEAL)

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

Davidson County DEEDWARR
Recvd: 08/03/05 13:53 2 pgs
Fees:13.00 Taxes:522.48

20050803-0091122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ann Radford	Ann Radford	P/O 053 048
(NAME)	(NAME)	
2136 Freeman Lane	Same	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(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, LLC, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ann Radford and husband, Stanford Radford**, 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. 162 on the Plan of Cumberland Station @ Wilson Camp Subdivision, Section 4, as of record in Instrument # 200410180124620, 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 dated 10/23/03 from R & R Builders & Developers, LLC of record in Instrument # 20031024-0157410, 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 regulation, building restrictions and setback lines, if any, easements and rights-of–way for public utilities.

This instrument is being executed on behalf of E. Randall Phillips, II, by Tamara Senibaldi, his Attorney in Fact, by Power of Attorney of record in Instrument No. 20050803009112 , Register's Office of Davidson County, Tennessee.

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 2136 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 26th day of July, 2005.

Randall Phillips Homes, LLC

By: E. Randall Phillips, II, by

E. Randall Phillips, II, Chief Manager, by Tamara Senibaldi, Attorney In Fact

Tamara Senibaldi

Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Tamara Senibaldi, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be the person who executed the forgoing instrument for the purposes therein contained on behalf of E. Randall Phillips, II, Chief Manager of Randall Phillips Homes, LLC the within named bargainer, a Limited Liability Company, and that she executed the same as the free act and deed of the said E. Randall Phillips, II, as Attorney In Fact, by signing the name of the Limited Liability Company by herself as such Attorney In Fact for E. Randall Phillips, II, Chief Manager.

Witness my hand at office this 26th day of July, 2005.

Commission expires: 4/3/08

Rebecca Campbell

Notary Public

File Number: 250700347

RETURN TO:

Cumberland Title

505 E. Main Street

Hendersonville, TN 37075

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