File No. 250700578

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/09/05 11:02 2 pgs
Fees:13.00 Taxes:570.54

20050809-0094169

REBECCA CAMPBELL NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN MY COMMISSION EXP. 4/10/08

STATE OF
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $154,201.00

Kelly Ford
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF JULY, 2005.

Rebecca Campbell
Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

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
Kelly Ford	Kelly Ford	053-00-0-047.00
(NAME)	(NAME)	
2105 Freeman Lane		
(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, We,

Randall Phillips Homes, LLC,

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kelly Ford, unmarried,

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. 199 on the Plan of Cumberland Station at Wilson Camp, Section 4, as of record in Instrument No. 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 from R & R builders and Developers, LLC of record in Instrument 20031024-0157410, Register's Office for said County.

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. 20050803 0091121, 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 2105 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 28th day of July, 2005.

Randall Phillips Homes

By: E. Randall Phillips II

E. Randall Phillips, Chief Manager

Attest: by Tamara Senibaldi, AIF

STATE OF

COUNTY OF DAVIDSON

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

Commission expires:

Rebecca Campbell

Notary Public

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.

REBECCA CAMPBELL NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN MY COMMISSION EXP. 4/1/2008

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RETURN TO:

Cumberland Title

505 E. Main Street

Hendersonville, TN 37075