File No. 250601825

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00

Inah W. Sweeney
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF SEPTEMBER, 2005.

Rebecca Campbell
Notary Public

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

MY COMMISSION EXPIRES: April 12, 2008.
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 09/15/05 10:04 2 pgs
Fees:13.00 Taxes:573.50

20050915-0110966

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
Inah W. Sweeney	Fidelity Mortgage, Inc.	053-09-0-B-163.00CO
(NAME)	(NAME)	
1568 Joe Pyron Drive	1012 North Point Road	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Baltimore, Maryland 21224	
(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 **Inah W. Sweeney**, HEREINAFTER CALLED THE GRANTEE(S), SHE HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 151 on the Plan of Cumberland Station, Section Four, as of record in Instrument #200410180124620, Register's Office for Sumner County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being a portion of the same property conveyed to Randall Phillips Homes, LLC by deed from R. & R. Builders & Developers, LLC of record in Instrument #200310240157410, Register's Office for said County.

THIS CONVEYANCE IS BEING MADE SUBJECT TO THE FOLLOWING CONDITIONS:

Subject to all matters as set forth per Instrument # 200410180124620, Register's Office of said County.

Restrictive Covenants of record in Instrument #s 200110150112096, 200411150136853 & Book 10585, Page 496, Register's Office of said County. This policy insures that said covenants have not been violated to date and any future violation thereof will not result in a forfeiture or reversion of title.

Subject to Deed to H. O. A. of record in Instrument #200411150136855, said Register's Office.

Subject to storm water det. Agreement of record in Instrument #200311140166975, said Register's Office.

Subject to Charter of record in Instrument of record in Instrument #200110170113082, said Register's Office.

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 1568 Joe Pyron Drive, 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), SHE 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), SHE 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 12th day of September, 2005.

Randall Phillips Homes, LLC

By: E Randall Phillips II

Chief Manager, E. Randall Phillips, II

STATE OF TENNESSEE

COUNTY OF SUMNER

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 of Randal Phillips Homes, LLC, 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 Phillip, II as such Chief Manager.

Witness my hand at office this 12th day of September, 2005.

Commission expires: April 12, 2008

Rebecca Campbell Notary Public

REBECCA CAMPBELL NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

MY COMMISSION EXP.

File Number: 250601825

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