File No. 250900826

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $148,350.00

Affiant

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

Notary Public

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

STACY N. STIDHAM NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

MY COMMISSION EXPIRES ON MAY 28, 2007

Davidson County DEEDWARR
Recvd: 10/05/05 15:16 2 pgs
Fees:13.00 Taxes:548.90

20051005-0120293

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
Mary J. Woodard	Mary J. Woodard	53-09B-114
(NAME) 2161 Freeman Lane	(NAME)	
(ADDRESS) Madison, TN 37115	(ADDRESS)	
(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 **Mary J. Woodard an unmarried woman**, HEREINAFTER CALLED THE GRANTEE(S), HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 185 on the Plan of Cumberland Station, Section Six, as of record in Instrument #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 the same property conveyed to Randall Phillips Homes, LLC by deed from R & R Builders and Developers, LLC of record in Instrument #200310240157410, 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 2151 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), his/her/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), his/her/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 September, 2005.

Randall Phillips Homes, LLC

By: E. Randall Phillips

E. Randall Phillips II, Chief Manager

Attest:

STATE OF TENNESSEE

COUNTY OF SUMNER

Before me, the undersigned, a Notary Public of 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 oath, acknowledge E. Randall Phillips II to be a Chief Manager of Randall Phillips Homes, LLC, the within named bargainer, a Limited Liability Company, and that E. Randall Phillips II as such Chief Manager, executed the foregoing instrument for the purposes therein contained, by signing the name of the Limited Liability Company by E. Randall Phillips Homes, LLC as Chief Manager.

Witness my hand at office this 30th day of September, 2005.

Commission expires: April 12, 2008

Rebecca Campbell

Rebecca Campbell Notary Public

File Number: 250900826

RETURN TO:

Cumberland Title

505 E. Main Street

Hendersonville, TN 37075

