File No. 251100454

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $148,420.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF NOVEMBER, 2005.

Notary Public

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

Rebecca Campbell Notary Public State of Tennessee County of Sumner

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

Davidson County DEEDWARR
Recvd: 12/07/05 12:49 2 pgs
Fees:13.00 Taxes:549.15
20051207-0147294

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Adriane Renee Stewart	Adriane Renee Stewart	053-09-0-B-117.00-CO
(NAME) 2173 Freeman Lane	(NAME) Same	
(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 Adriane Renee Stewart, HEREINAFTER CALLED THE GRANTEE(S), HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN ~~Sumner~~ Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 182 on the Plan of Cumberland Station at Wilson Camp, Section Six, as of record in Instrument No. 200410270129152, 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 a portion of the same property conveyed to Randall Phillips Homes, LLC by deed from R&R Builders & Developers, LLC by deed dated 10/23/03 of record in Instrument No. 200310240157410, Register's Office for said County.

Subject to all matters as set forth per Instrument No. 200410270129152, 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 #200411150136854, said Register's Office.

Furnish any H.O.A. dues, if any.

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 2173 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 23rd day of November, 2005.

Randall Phillips Homes, LLC

By: E. Randall Phillips II

E. Randall Phillips, II, Chief Manager

STATE OF TENNESSEE

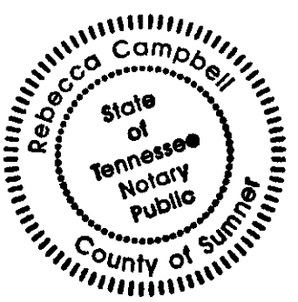
COUNTY OF DAVIDSON

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 himself to be a Chief Manager of Randall Phillips Homes, LLC, the within named bargainer, a Limited Liability Company, and that he as such Chief Manager, executed the foregoing instrument for the purposes therein contained, by signing the name of the Limited Liability Company by himself as Chief Manager.

Witness my hand at office this 23rd day of November, 2005.

Commission expires: April 12, 2008

Rebecca Campbell Notary Public



File Number: [redacted]0454

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