File No. 251200742

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $151,777.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF DECEMBER, 2005

Notary Public

MY COMMISSION EXPIRES: 4/16/06

(AFFIX SEAL)

Rebecca Campbell State of Tennessee Notary Public County of Sumner

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

Davidson County DEEDWARR
Recvd: 12/28/05 13:40 2 pgs
Fees:13.00 Taxes:561.57

20051228-0155383

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephanie Hockless	nBank Mortgage	053-09-O-B 145.00 CO
(NAME)	(NAME)	
2137 Freeman Lane	136 Walton Ferry Road	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Hendersonville, Tennessee 37075	
(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

Stephanie Hockless, an unmarried woman,

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:

Land in Davidson County, Tennessee, being Lot No. 191, Section Four, Cumberland Station at Wilson Camp Subdivision, as shown on plat of record in Instrument No. 20041018-0124620, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being part of the same property conveyed to Randall Phillips Homes, LLC, by deed from R&R Builders & Developers, LLC, a Tennessee Limited Liability Company, executed 10/23/03 and filed for record on 10/24/03 in Instrument No. 20031024-0157410, Register's Office for 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 2137 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 22nd day of December, 2005.

Randall Phillips Homes, LLC

By: E. Randall Phillips II

E. Randall Phillips, Chief Manager

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 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 Phillips II, as such Chief Manager.

Witness my hand and official seal, this 22nd day of December, 2005.

My Commission Expires:
4/12/2008

Notary Public

Rebecca Campbell
State of Tennessee Notary Public
County of Sumner

File Number: [redacted]0742

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