File No. 260100406

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/09/06 10:54 2 pg:
Fees:13.00 Taxes:546.24

20060209-0016195

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

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $147,632.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JANUARY, 2006.

Notary Public

MY COMMISSION EXPIRES: 4/8/08
(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
Jonathan William Hubbs , Sr	First Horizon Home Loan Corporation	053-09-O-B-164.00CO
(NAME) 1564 Joe Pyron Drive	(NAME) 1555 W. Walnut Hill Lane, Suite 200	
(ADDRESS) Madison, TN 37115	(ADDRESS) Irving, Texas 75038	
(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

Jonathan William Hubbs , Sr, and Wife, Wanda D. Hubbs,

HEREINAFTER CALLED THE GRANTEE(S), Their HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 150 on the Plan of Cumberland Station at Wilson Camp, Section Four, 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 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.

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 1564 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), 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), 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 31st day of January, 2006.

Randall Phillips Homes, LLC

By: E. Randall Phillips, III

E. Randall Phillips, II, Chief Manager

By Tamara Senibaldi A/H

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Tamara Senibaldi, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of E. Randall Phillips, II, Chief Manager of Randall Phillips Homes, LLC, the within named bargainor, a limited liability company, as his Attorney In Fact, under Power of Attorney bearing Inst. No. 20051227-0153719, Register's Office, Davidson County, Tennessee, and who acknowledged the execution of the same to be the free act and deed of E. Randall Phillips, II, Chief Manager of Randall Phillips Homes, LLC, by signing the name of the limited liability company, under said Power of Attorney.

Witness my hand at office this 31st day of January, 2006.

Commission expires:

3/24/09

LaConya L Vaden

Notary Public

LaConya Vaden State of Tennessee Notary Public County of Sumner

File Number: 260100406

RETURN TO:

Cumberland Title

505 E. Main Street

Hendersonville, TN 37075