File No. 260601018

WARRANTY DEED

STATE OF California
COUNTY OF Los Angeles
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $158,169.00

Susan Jeanne Beaver
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF JUNE, 2006.

Flor Morales
Notary Public

MY COMMISSION EXPIRES: Dec. 24, 2008
(AFFIX SEAL)

FLOR DE MARIA MORALES
COMM. #1539031
Notary Public-California
LOS ANGELES COUNTY
My Comm. Exp. Dec 26, 2008

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

Davidson County DEEDWARR
Recvd: 07/11/06 10:07 2 pgs
Fees:13.00 Taxes:585.23
20060711-0083015

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Susan Jeanne Beaver	First Horizon Home Loan Corporation	053-00-0-019.00
(NAME) 1108 Pawnee Trail	(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

Susan Jeanne Beaver, an unmarried person,

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:

Being Lot No. 117 on the Plan of Cumberland Station at Wilson Camp, Section Five, as of record in Instrument 200601180006553, 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 10/18/04 of record in Instrument No. 200410180124592, 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 1108 Pawnee Trail, 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 29th day of June, 2006.

Randall Phillips Homes, LLC

By: E. Randall Phillips

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.

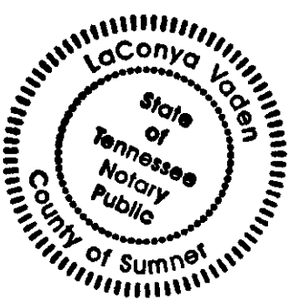
Witness my hand at office this 29th day of June, 2006.

Commission expires:

3/24/09

Laconya L Vad

Notary Public



File Number: 260601018

RETURN TO:

Cumberland Title

505 E. Main Street

Hendersonville, TN 37075