File No. 260800953

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,019.00

LaDonna Morgan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF SEPTEMBER, 2006.

Laura A Moore
Notary Public

MY COMMISSION EXPIRES: April 7 2009
(AFFIX SEAL)

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

Davidson County DEEDWARR
Recvd: 09/08/06 12:55 2 pg
Fees:13.00 Taxes:610.57
20060908-0111489

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ladonna Morgan	Accredited Home Lenders, Inc.	53 198
(NAME) 1052 Pawnee Trail	(NAME) 15090 Avenue of Science	
(ADDRESS) Madison, TN 37115	(ADDRESS) San Diego, CA 92128	
(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 Ladonna Morgan, 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. 113, CUMBERLAND STATION at Wilson Camp, Section Five, as shown on plat of record in Instrument No. 200601180006553, in the Register's Office, Davidson County, TN, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to RANDALL PHILLIPS HOMES LLC / PHILLIPS RANDALL HOMES LLC by deed (DEEDWARR) from R & R BUILDERS & DEVELOPERS LLC / R&R BUILDERS & DEVELOPERS LLC of record in Deed Instrument 200410180124592 on 10/15/04 and filed for record on 10/18/2004 , Register's Office for said County.

Subject to all matters as set forth per Plat200601180006553, Register's Office of said County.

Subject to Deed to HOA, of record in Instrument No. 200602130017248; said Register's Office.

Subject to Restrictions of record in Instrument Nos. 200602130017249,200110151)112096, and 10585/496; said Register's Office.

Subject to StormWater Det. Agreement of record in Instrument Nos.. 200305120063102,200311140166975 and 200505110053113, 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 1052 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), 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 5th day of September, 2006.

Randall Phillips Homes, LLC

By: E. Randall Phillips

E. Randall Phillips, II, Chief Manager

Attest:

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 5th day of September, 2006.

Commission expires: April 7, 2009

Laura A. Moore

Notary Public

File Number: 260800953

RETURN TO:

Cumberland Title

505 E. Main Street

Hendersonville, TN 37075

