File No. 261000514

# WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $154,250.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF OCTOBER, 2006.

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: 11/01/06 09:35 2 pgs
Fees:13.00 Taxes:570.73
20061101-0135451

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Carmen V. Munoz | American Home Mortgage Acceptance, Inc. | 53-0-9-B-154 |
| (NAME) 1109 Pawnee Trail | (NAME) 538 Broadhollow Road | |
| (ADDRESS) Madison, TN 37115 | (ADDRESS) Melville, NY 11747 | |
| (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 Carmen V Munoz and Adrienne A Beamer, 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. 82 on the Plan of Cumberland Station at Wilson Camp, Section Five, as shown on plat of record in Instrument No. 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 instrument is being executed by Tamara Senibaldi as Attorney-in-Fact on behalf of E. Randall Phillips II as Chief Manager of Randall Phillips Homes, LLC, pursuant to the Power of Attorney recorded in Instrument # 20051227-0153719, Register's Office for Davidson County.

THIS CONVEYANCE IS BEING MADE SUBJECT TO THE FOLLOWING EXCEPTIONS:

Subject to all matters as set forth per Instrument No. 200601180006553, Register's Office of said County.

Restrictive Covenants of record in Instrument #s 200110150112096, 200209190114055, 20031030015799, 200411150136853, 200602130017249 & Book 10585, Page 496, Register's Office of said County.

Subject to Deed to H. O. A. of record in Instrument #200602130017248, said Register's Office.

Subject to storm water det. Agreement of record in Instrument #200311140166975, 200305120063102 and 200505110053113 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 1109 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 27th day of October, 2006.

Randall Phillips Homes LLC

By _____
Tamara Senibaldi, Attorney In Fact

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 as Chief Manager of Randall Phillips Homes, LLC, 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 as Chief Manager of Randall Phillips Homes, LLC, under said Power of Attorney.

Witness my hand at office this 27th day of October, 2006.

Commission expires: April 7, 2009

_____
Notary Public

Laura A. Moore
State of Tennessee Notary Public
Sumner County

**File Number: 261000514**

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