File No. 261100190

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $178,500.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES 4/12/06
(AFFIX SEAL)

Rebecca Campbell State of Tennessee Notary Public County of Sumner

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

Davidson County DEEDWARR
Recvd: 11/30/06 11:14 2 pgs
Fees:13.00 Taxes:660.45
20061130-0147817

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Deborah Carr	FMF Capital, LLC	053090B17900CO
(NAME) 1021 Pawnee Trail	(NAME) 25 Centrury Blvd., Ste 606	
(ADDRESS) Madison, TN 37115	(ADDRESS) Nashville, TN 37214	
(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

Deborah Carr, a single 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:

Being Lot No. 94, Cumberland Station at Wilson Camp Subdivision, as shown on plat of record in Instrument Number 200601180006553, in the Registers Office, Davidson County, TN, to which plat reference is hereby made for a more complete description of said property.

Being part of 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.

Tamara Senibaldi executes this instrument 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 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 1021 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 27th day of November, 2006.

Randall Phillips Homes, LLC

By: _____
E. Randall Phillips, Chief Manager
BY: 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 November, 2006.

Commission expires: 4/1/2008

_____
Notary Public

Rebecca Campbell
State of Tennessee Notary Public
County of Sumner

File Number: 261100190
RETURN TO:
Cumberland Title
505 E. Main Street
Hendersonville, TN 37075