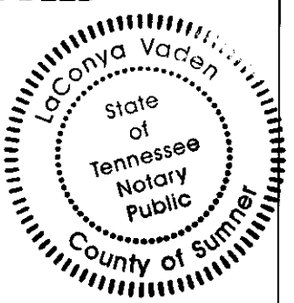
File No. 261100511

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF DECEMBER, 2006.

Notary Public

MY COMMISSION EXPIRES: ~~February 12, 2008.~~ 3/24/09
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 01/03/07 13:43 2 pgs
Fees:13.00 Taxes:591.63

20070103-0001174

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gary L. Teffeteller	Citimortgage, Inc.	053-9-178C
(NAME)	(NAME)	
1025 Pawnee Trail	1000 Technology Drive	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	O'Fallon, MO 63304	
(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

Gary L. Teffeteller, Married,

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

Being Lot No. 93, 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.

Subject to all matters as set forth per Plat # 200601180006553, Register's Office of said County.

Restrictive Covenants of record in Deed Instrument 200110150112096, 200110170113082, 200602130017248, 200602130017249 and Book 10585, Page 496, Register's Office of said County.

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

Storm Water Detention Agreement in Easement of record in Instrument # 200311140166975, 200305120063102, and 200502110053113, Register's Office for said County.

Charter of Homeowner's Association as shown of record in Instrument No. 200110170113082, Register's Office for said County.

This instrument is being executed on behalf of E. Randall Phillips, by his Attorney In Fact, Tamara Senibaldi, pursuant to Instrument of record as Instrument No. 20051227-0153719, 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 1025 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), 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), 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 21st day of December, 2006.

Randall Phillips Homes, LLC

By: E. Randall Phillips II

E. Randall Phillips, Chief Manager

Tamara Senibaldi AIF

Attest:

STATE OF TENNESSEE

COUNTY OF SUMNER

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 21st day of December, 2006.

Commission expires: ~~February 12, 2008~~ 3/24/09

LaConya Vaden

~~LISA G. HODGES~~ Notary Public

LaConya Vaden State of Tennessee Notary Public County of Sumner

File Number: 261100511

RETURN TO:

Cumberland Title

505 E. Main Street

Hendersonville, TN 37075