File No. 261101482

WARRANTY DEED

Lisa Hodges State of Tennessee Notary Public County of Sumner

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $153,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF DECEMBER, 2006.

Notary Public

MY COMMISSION EXPIRES: April 12, 2008.
(AFFIX SEAL)

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

Davidson County DEEDWARR
Recvd: 01/05/07 10:27 2 pgs
Fees:13.00 Taxes:566.10
20070105-0002163

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hugo Perez	Market Street Mortgage Corporation	Part of 05300005000
(NAME)	(NAME)	
1044 Pawnee Trail	213 Overlook Circle	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Brentwood, TN 37027	
(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

Hugo Perez, and Rene Perez,

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

Being Lot No. 111 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 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, 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 1044 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

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.

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Witness our hands this 28th day of December, 2006.

Randall Phillips Homes, LLC

By: E. Randall Phillips II

E. Randall Phillips, II, Chief Manager

Attest: by Tamara Senibaldi AIF

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 28th day of December, 2006.

Commission expires: April 12, 2008

Rebecca Campbell Notary Public

REBECCA CAMPBELL NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

MY COMMISSION EXP.

File Number: 261101482

RETURN TO:

Cumberland Title

505 E. Main Street

Hendersonville, TN 37075