B0436
22303

File No. 270300059

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,400.00

Bobbi Cooper
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 9th day of March, 2007.

June E. Rowell
Notary Public

NOTARY PUBLIC AT LARGE
June E. Rowell
My Commission Expires
May 22, 2010

MY COMMISSION EXPIRES: ~~April 12, 2008~~
STATE OF TENNESSEE
(AFFIX SEAL)

JUNE E. ROWELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

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

Davidson County DEEDWARR
Recvd: 03/12/07 13:43 2 pgs
Fees:13.00 Taxes:556.48
20070312-0030131

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mack R. Guillory Jr.	SAME AS NEW OWNERS	P/O 053090B20300 CO
(NAME)	(NAME)	
1112 Pawnee Trail		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	,	
(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, a Tennessee Limited Liability Company,

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Mack Ray Guillory Jr. and wife, La Shanda Sheree Guillory,

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. 118 on the Plan of Cumberland Station at Wilson Camp, Section 5, as of record in Instrument 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 the same property conveyed to Randall Phillips Homes, LLC, a Tennessee Limited Liability Company by deed from R & R Builders and Developers of record in Instrument 20041018-0124592, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

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 1112 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 8th day of March, 2007.

Randall Phillips Homes, LLC

By: E. Randall Phillips

E. Randall Phillips II, Chief Manager

Attest:

STATE OF TENNESSEE

COUNTY OF SUMNER

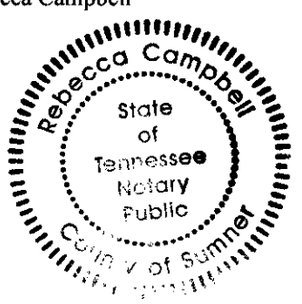
Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared E. Randall Phillips II, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the Chief Manager the within named bargainor, a Tennessee Limited Liability Company, and that he as such E. Randall Phillips II, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name ofthe limited liability company, by the said E. Randall Phillips, II, as such Chief manager.

Witness my hand at office this 9th day of March, 2008.

Commission expires: April 12, 2008

Rebecca Campbell

Rebecca Campbell Notary Public



File Number: 270300059

RETURN TO:

Cumberland Title

505 E. Main Street

Hendersonville, TN 37075