File No. 271001423

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $162,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF OCTOBER, 2007.

Notary Public

MY COMMISSION EXPIRES: April 12, 2008.

(AFFIX SEAL)

Rebecca Campbell
State Of Tennessee Notary Public
Sumner County

**THIS INSTRUMENT WAS PREPARED BY**
Cumberland Title
Sidwell, Barrett, & Welch, PC
885 Conference Drive, Suite 200
Goodlettsville, TN 37072

Davidson County DEEDWARR
Recvd: 11/02/07 13:10 2 pgs
Fees:13.00 Taxes:599.40

20071102-0129540

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Ladonna M. Kennedy | CTX Mortgage | 053-09-0B-211.00CO |
| (NAME) 1117 Pawnee Trail | (NAME) 131 Indian Lake Road STE 213 | |
| (ADDRESS) Madison, TN 37115 | (ADDRESS) Hendersonville, TN 37075 | |
| (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,

**Phillips Builders, LLC, a Tennessee Limited Liability Company,**

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

**Ladonna M. Kennedy, a single person,**

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. 80, on the Plan of Cumberland Station at Wilson Camp Subdivision, as shown by plat of record in Instrument No. 200610100125617 and re-recorded in Instrument No. 200610100125619, of record in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.***

***Being a portion of the same property conveyed to Phillips Builders, LLC, a Tennessee limited liability company by deed dated September 14, 2006 from R & R Builders & Developers, LLC, a Tennessee Liability Company of record in Instrument No. 20060918-0114868, Register's Office for said 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 1117 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 31st day of October, 2007.

Phillips Builders, LLC

By: E Randall Phillips II

E. Randall Phillips, II, President

Attest:

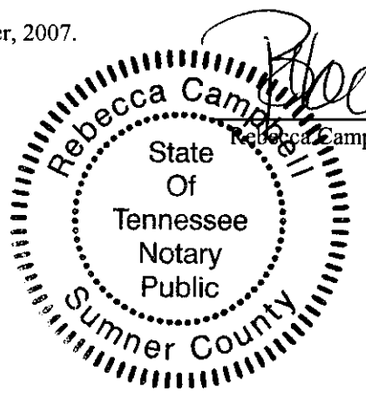
STATE OF TENNESSEE

COUNTY OF DAVIDSON

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 President the within named bargainor, a Tennessee Limited Liability Company, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company, by the said E. Randall Phillips II, as such President.

Witness my hand at office this 31st day of October, 2007.

Commission expires: April 12, 2008




Rebecca Campbell Notary Public

**File Number: 271001423**

**RETURN TO:**

Cumberland Title

885 Conference Drive, Suite 200

Goodlettsville, TN 37072