File No. 280100521

**WARRANTY DEED**

Rebecca Campbell
State Of Tennessee Notary Public
Sumner County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JANUARY, 2008.

Notary Public

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

Davidson County DEEDWARR
Recvd: 02/04/08 10:10 2 pgs
Fees:13.00 Taxes:625.30

20080204-0011175

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

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Geoffrey P. Turner | SunTrust Mortgage, Inc. | 064160E3900CO |
| (NAME) | (NAME) | ↑ 0 |
| 517 Griffin Circle | 1001 Semmes Ave. | |
| (ADDRESS) | (ADDRESS) | |
| Hermitage, TN 37076 | Richmond, VA 23224 | |
| (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,**

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

**Geoffrey P. Turner and Wife, Elaine R Turner,**

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

***Land in Davidson County, Tennessee, Being all of Unit 39, in Building 11, as shown on the Site Layout, Exhibit Plat for the Townhomes of Truxton Village, attached as Exhibit A-1, to the Declaration of Covenants, Conditions and Restrictions filed for record in Inst No. 200610250132473 and amended in Inst No. 200611060137656, Register's Office for Said County, to which Plan reference is hereby made for a more complete description.***

***Being the same property conveyed to E. Phillips Development, LLC by deed from Gilbert S. Merritt Jr. of record in Instrument 20050615-0068445, Register's Office for said County.***

***Being the same property conveyed to Phillips Builders, LLC by Quit Claim Deed from E. Phillips Development, LLC of record in Instrument _____, Register's Office for said County.***

*20080204000111 74

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 517 Griffin Circle, Hermitage, TN 37076
(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), THEIR 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), THEIR 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 January, 2008.

Phillips Builders, LLC

By: E. Randall Phillips

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 30th day of January, 2008.

Commission expires: April 12, 2008

Rebecca Campbell

Notary Public

Rebecca Campbell State Of Tennessee Notary Public Sumner County

**File Number: 280100521**

**RETURN TO:**
Cumberland Title
885 Conference Drive, Suite 200
Goodlettsville, TN 37072