File No. 280200631

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/07/08 09:09 2 pgs
Fees:13.00 Taxes:630.07

20080307-0023017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,290.00

Laura Moore

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF FEBRUARY, 2008.

Notary Public

MY COMMISSION EXPIRES: April 13, 2008

(AFFIX SEAL)

Rebecca Thompson
Notary Public
State Of Tennessee
Sumner County

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
Gene W. Duke	Gene W. Duke	064160E11100CO
(NAME) 315 Griffin Place	(NAME) SAME	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) ,	
(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

Gene W. Duke,

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:

Land in Davidson County, Tennessee, Being all of Unit 111, in Building 30, 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.

* 20080307 · 0023016

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 315 Griffin Place, 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), HIS 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), HIS 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 29th day of February, 2008.

Phillips Builders, LLC

By: E. Randall Phillips II

E. Randall Phillips II, President

Attest: _____

STATE OF TENNESSEE

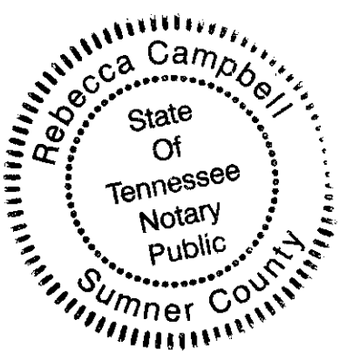
COUNTY OF DAVIDSON

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 29th day of February, 2008.

Commission expires: April 12, 2008

Rebecca Campbell Notary Public



File Number: 280200631

RETURN TO:

Cumberland Title

885 Conference Drive, Suite 200

Goodlettsville, TN 37072