File No. 280300403

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/14/08 10:24 2 pgs
Fees:13.00 Taxes:682.28

20080414-0037384

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $184,400.00

Gina Canaday
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF APRIL, 2008.

Notary Public

MY COMMISSION EXPIRES: November 22, 2010
AFFIX SEAL

DANIELLE G... NOTARY PUBLIC TENNESSEE WILSON 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
Gerald E. Bryant Sr.	Right Mortgage	053090B213.00CO
(NAME) 1125 Pawnee Trail	(NAME) 1068 West Hill Drive	
(ADDRESS) Madison, TN 37115	(ADDRESS) Lebanon, TN 37087	
(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 grantors(s), have bargained and sold, and by these presents do transfer and convey unto

Gerald E. Bryant Sr., a married man,

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:

Being Lot No. 78, Section Seven Cumberland Station at Wilson Camp, as shown on plat of record in Instrument 200610100125617 and rerecorded in Instrument 200610100125619, 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 part of the same property conveyed to Phillips Builders, LLC by Deed from R & R Builders & Developers LLC, a Tennessee Liability Company of record in Instrument 200609180114868, Register's Office for said County.

Restrictive Covenants of record in Deed Book 10585, Page 496 and Instrument No. 200110150112096, 200209190114055, 200610240131768, and 200610240131769, Register's Office of said County.

Subject to said Charter of Homeowner's Association as shown of record in Instrument 200110170113082, Register's Office for said County.

Subject to said quitclaim of Homeowner's Association for common area of record in Instrument 200704100042877 and storm water detention agreement of record in Instrument 200505110053113, 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 1125 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), 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 2nd day of April, 2008.

Phillips Builders, LLC

By: E. Randall Phillips II

E. Randall Phillips, II, President

Attest: _____

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, E. Randall Phillips II with whom I am personally acquainted and who proved himself to be the President of Phillips Builders, LLC, a Tennessee Limited Liability Company, the bargainor, and who, being authorized to do so, acknowledged he executed the foregoing instrument for the purposes therein contained.

Witness my hand at office this 2nd day of April, 2008.

Commission expires: February 28, 2012

Rebecca Campbell Notary Public

Rebecca Campbell State Of Tennessee Notary Public Summer County

File Number: 280300403

RETURN TO:

Cumberland Title

885 Conference Drive, Suite 200

Goodlettsville, TN 37072