File No. 280300867

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/15/08 10:01 2 pgs
Fees:13.00 Taxes:602.73

20080415-0037955

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $162,900.00

Manuel D. Edwards Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF APRIL, 2008.

NOTARY PUBLIC A LAR'GE SUMNER COUNTY TENN

Notary Public

MY COMMISSION EXPIRES: February 28, 2012.
(AFFIX SEAL)

MY COMMISSION EXP.

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
Manuel D. Edwards Jr.	Magna Bank	064160E11800CO
(NAME) 301 Griffin Place	(NAME) P. O. Box 17257	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Memphis, TN 38187	
(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

Manuel D. Edwards Jr. and wife, Peggy P. Edwards,

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 118, in Building 31, as shown on the Site Layout, Exhibit Plat for the Townhomes of Truxton Village, attached as Exhibit 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 Developed, 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 20080415-0037954 ***, 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 301 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), 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 14th 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 14th day of April, 2008.

Commission expires: February 28, 2012

Rebecca Campbell Notary Public

Rebecca Campbell
State Of Tennessee Notary Public
Sumner County

File Number: 280300867

RETURN TO:

Cumberland Title
885 Conference Drive, Suite 200
Goodlettsville, TN 37072