File No. 280300519

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/15/08 10:03 2 pgs
Fees:13.00 Taxes:573.13
20080415-0037957

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $154,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF APRIL, 2008.

Notary Public

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

Rebecca Campbell 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
Lisa Southard	Suntrust Mortgage, Inc.	053090B21600CO
(NAME)	(NAME)	
1141 Pawnee Trail	P.O. Box 57028	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Irvine, CA 92619-7028	
(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

Lisa Southard, unmarried,

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. 75 on the Plan of Cumberland Station at Wilson Camp, Section Seven, as 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 the same property conveyed to Phillips Builders, LLC by Deed dated 09/18/2006 from R&R Builders & Developers, LLC, a Tennessee Limited Liability Company of record in Instrument 200609180114868, 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 1141 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 11th day of April, 2008.

Phillips Builders, LLC

By: _____

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 11th day of April, 2008.

Commission expires: February 28, 2012

_____

Rebecca Campbell Notary Public

File Number: 280300519

RETURN TO:

Cumberland Title

885 Conference Drive, Suite 200

Goodlettsville, TN 37072

