8:05
(2)

File No. 280400058

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/06/08 10:19 2 pgs
Fees:13.00 Taxes:616.81

20080506-0046545

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $166,705.00

Carleton Williams
Affiant

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

Rebecca Campbell
Notary Public

MY COMMISSION EXPIRES: February 2[illegible], 2010

(AFFIX SEAL)

Rebecca Campbell
State of Tennessee
Notary Public
County of Sumner

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
Carleton Williams	Countrywide Bank, a Division of Treasury Bank, N.A.	064160E09400CO
(NAME)	(NAME)	
312 Griffin Place	2021 N. Gallatin Rd, Suite 280	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Madison, TN 37115	
(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

Carleton Williams, an unmarried 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:

Land in Davidson County, Tennessee, Being all of Unit 94, in Building 25, 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 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 20080506 0046544, 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 312 Griffin Place Townhome 94, 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 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 29th day of April, 2008.

Commission expires: February 28, 2012

Rebecca Campbell Notary Public

Rebecca Campbell State of Tennessee Notary Public County of Sumner

File Number: 280400058

RETURN TO:

Cumberland Title

885 Conference Drive, Suite 200

Goodlettsville, TN 37072