File No. 280401383

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of April, 2008.

Notary Public

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

Rebecca Campbell Summer County State Of Tennessee Notary Public

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
885 Conference Drive, Suite 200
Goodlettsville, TN 37072

Davidson County DEEDWARR
Recvd: 05/08/08 11:17 2 pgs
Fees:13.00 Taxes:591.63
20080508-0047746

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paul Emmetts	SAME	064160E09100CO
(NAME) 306 Griffin Place Townhome 91	(NAME) SAME	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) SAME	
(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

Paul Emmetts and Wife, Barbara Emmetts,

hereinafter called the grantee(s), WE 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 91, in Building 24, 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 20080508-0047745, 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 ☒ _ ERROR_ This is improved property

This is improved ☒ property, known as 306 Griffin Place , Hermitage, TN 37076 Unit 91
(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), WE 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), WE 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 28th day of April, 2008.

Phillips Builders, LLC

By: E. Randall Phillips

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 28th day of April, 2008.

Commission expires: February 28, 2012

Rebecca Campbell

Rebecca Campbell Notary Public

Rebecca Campbell
State Of Tennessee Notary Public
Summer County

File Number: 280401383

RETURN TO:
Cumberland Title
885 Conference Drive, Suite 200
Goodlettsville, TN 37072

Return to
ALL-STAR TITLE
120 DONELSON PIKE
SUITE 201
NASHVILLE, TN 37214
PH 615 883 5883
FAX 615 883 7543