File No. 80496

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/01/08 10:17 2 pgs
Fees:13.00 Taxes:634.55

20080701-0067591

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $171,500.00

Donna Daugh
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF JUNE, 2008.

Notary Public

MY COMMISSION EXPIRES: 1-9-12

(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jonathan J. Fredericks	Mortgage Investors Group	053 09 0B 215.00
(NAME)	(NAME)	
1137 Pawnee Trail	8320 E. Walker Springs Lane	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Knoxville, TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Phillips Builders, LLC, a Tennessee limited liability company, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jonathan J. Fredericks and Dana M. Fredericks, husband and wife, HEREINAFTER CALLED THE GRANTEES, 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 Lot No. 76 on the Plan of Cumberland Station at Wilson Camp, Section Seven, a plan of record in Instrument No. 20061010-0125617 and re-recorded in Instrument No: 20061010-0125619, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said property.

Being part of the same property conveyed to Phillips Builders, LLC, a Tennessee limited liability company, by deed from R & R Builders & Developers, LLC, a Tennessee limited liability company, dated September 14, 2006 and recorded on September 18, 2006 in Instrument No: 20060918-0114868 Register's Office, Davidson County, Tennessee.

Subject to restrictions of record in Book 10585, page 496, said Register's Office.

Declaration of Covenants, Conditions and Restrictions of record in Instrument No: 200110150112096 and as amended in Instrument No: 200209190114055, and as amended in Instrument No: 200610240131768, and as amended in Instrument No: 200610240131769, and as amended in Instrument No: 200602130017249, said Register's Office.

Deed for Open Space to Cumberland Station at Wilson Camp Homeowners Association, Inc. of record in Instrument No: 200704100042877, Register's Office for Davidson County, Tennessee.

Charter of record in Instrument No. 20011017-0113082, said Register's Office.

Subject to an easement of record in Instrument No. 20050511-0053113. said Register's Office.

File No. 80496

unimproved ☐

This is improved ☒ property, known as 1137 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 my hand this 27th day of June, 2008.

Phillips Builders, LLC

By: E. Randall Phillips, II

E. Randall Phillips, II, President

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared E. Randall Phillips, II with whom I am personally acquainted and who upon his oath acknowledged himself to be the President of Phillips Builders, LLC, a Tennessee limited liability company, the within named bargainor, and limited liability company, and that he as such President being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the limited liability company, by the said E. Randall Phillips, II as such President.

Witness my hand and official seal this 27th day of June, 2008.

Commission expires: 2/28/2012

Notary Public

Rebecca Campbell State Of Tennessee Notary Public Sumner County