File No. 80497

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/25/08 13:27 2 pgs
Fees:13.00 Taxes:580.90
20080825-0087225

Prepared by & Return to:
Commerce Union Title, LLC
100 Bluegrass Commons Blvd., #2110
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $157,000.00

Jennifer Mullins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF JULY, 2008.

Kelly Ann Gallagher
Notary Public

MY COMMISSION EXPIRES: 7.03.12
(AFFIX SEAL)

KELLY ANN GALLAGHER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

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
Tony C. Ridley	SAME AS NEW OWNER	53-9B-214 CO
(NAME)	(NAME)	
1133 Pawnee Trail		
(ADDRESS)	(ADDRESS)	
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 GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Phillips Builders, LLC, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tony C. Ridley, 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. 77 on the Plan of Cumberland Station at Wilson Camp, Section Seven, a plat of record in Instrument No: 200610100125617 and re-recorded in Instrument No: 200610100125619, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Phillips Builders, LLC by deed from R & R Builders & Developers, LLC, dated September 14, 2006 and recorded on September 19, 2006 in Instrument No: 20060918-0114868 Register's Office, Davidson County, Tennessee.

Declaration of Covenants, Conditions and Restrictions of record in Instrument No: 200110150112096 and Instrument No: 200209190114055, and Instrument No: 200610240131768, and Instrument No: 200610240131769, and Instrument No: 200602130017249, and in Book 10585, Page 496, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 1133 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.

File No. 80497
Witness my hand this 25th day of July, 2008.

Phillips Builders, LLC

By: E. Randall Phillips, II., President

STATE OF TENNESSEE

COUNTY OF SUMNER

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, the within named bargainor, and limited liability company, and that he as such President being authorized so to do, executed 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 25th day of July, 2008.

Commission expires:

Notary Public

REBECCA CAMPBELL NOTARY PUBLIC SUMNER COUNTY, TENN. MY COMMISSION EXP.