File No. 08-0126

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/05/08 10:04 2 pgs
Fees:13.00 Taxes:471.75
20080905-0091048

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $127,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF SEPTEMBER, 2008.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC JAN. 18, 2011 SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Venture Title & Escrow, Inc.
3027 Highway 31 W
White House, TN 37188
615-672-4343

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Betsy T. Phillips	SunTrust Mortgage, Inc.	048-00-0-031.00
(NAME)	(NAME)	
4888 Clarksville Highway	P.O. Box 57028	
(ADDRESS)	(ADDRESS)	
Whites Creek, Tennessee 37189	Irvine, CA 92619	
(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, I/WE **RANDY M. LOVELL, MARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BETSY T. PHILLIPS, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Located in the 14th formerly the 24th, Civil District of said State and County, and described as follows:

Beginning at a point in the northerly margin of U.S. Highway No. 112, 875 feet from the southwest corner of the tract of land owned by W.H. (Herman) Thompson, being the southwest corner of this tract, thence leaving said Highway, North 35 degrees East 400 feet to a point; thence South 55 degrees 100 feet to a point; thence South 35 degrees West 400 feet to a point in the northerly margin of U.S. Highway 112; thence with the margin of same, North 55 degrees West 100 feet to the point of beginning.

Being the same property conveyed to Randy M. Lovell by Deed dated 06/18/2007 recorded in Instrument No. 20070626-0076269, Register's Office for Davidson County, Tennessee.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This conveyance is further subject to (1) 2008 real estate taxes, which have been prorated and assumed by the Grantee; (2) all applicable zoning ordinances; (3) utility, sewer, drainage and other easements of record; (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; (5) building restrictions; and (6) other matters of public record.

unimproved ☐

This is improved ☒ property, known as: 4888 Clarksville Highway, Whites Creek, Tennessee 37189

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), THEIR 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), 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/our hand(s) this 2nd day of September, 2008.

Randy M. Lovell

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named RANDY M. LOVELL, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand at office this 2nd day of September, 2008.

Notary Public

Commission expires:

TRACI BROOKS
STATE
TENNESSEE
NOTARY
PUBLIC
EXP. JAN. 18, 2011
SUMNER COUNTY

File Number: 08-0126

RETURN TO:

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