File No. 80672

RETURN TO

GREATF
Title & CLOSING
MADISON STREET
TN

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $141,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF SEPTEMBER, 2008.

Notary Public

MY COMMISSION EXPIRES: 3/20/10
(AFFIX SEAL)

DEANIE L. GREGORY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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: (MC)	MAP-PARCEL NUMBERS
Gisela R. Caldwell	Franklin American Mtg. Co.	053 09 OB 020.00
(NAME) 1601 Cumberland Station Boulevard	(NAME) 501 Corporate Centre Dr 400	
(ADDRESS) Madison, TN 37115	(ADDRESS) Franklin TN 37067	
(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, Randall Phillips Homes, LLC, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gisela R. Caldwell, 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. 222 on the Plan of Cumberland Station at Wilson Camp, Section One, a plat of record in Instrument No: 200110090109759, 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 Randall Phillips Homes, LLC by deed from R & R Builders & Developers, LLC, dated October 18, 2000 and recorded on December 5, 2000 in Instrument No: 20001206-0119900 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 in Book 10585, Page 496, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 1601 Cumberland Station Boulevard, 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.

Davidson County DEEDWARR
Recvd: 09/09/08 11:36 2 pgs
Fees:13.00 Taxes:521.70

20080909-0092182

File No. 80672
Witness my hand this 5th day of September, 2008.

Randall Phillips Homes, LLC

By: E. Randall Phillips

E. Randall Phillips, II, Chief Manager

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 Chief Manager of Randall Phillips Homes, LLC, the within named bargainor, and limited liability company, and that he as such Chief Manager 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 Chief Manager.

Witness my hand and official seal this 2nd day of September, 2008.

Commission expires:
2/28/2012

Rebecca Campbell

Notary Public

