File No. 100084

WARRANTY DEED

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans: T20100012050 DEEDWARR
Recvd: 03/01/10 15:34 2 pgs
Fees: 13.00 Taxes: 1370.48
20100301-0015570

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,400.00

Carmen Coats
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF FEBRUARY, 2010.

J. Brandon Miller
Notary Public

MY COMMISSION EXPIRES: ~~February 28, 2012.~~ November 22, 2010
(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cory P. Owen	Regions Bank dba Regions Mortgage	085 04 0A 113.00
(NAME)	(NAME)	
4205 Stone Hall Blvd.	2050 Parkway Office Circle	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Birmingham, AL 35244	
(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 Cory P. Owen, an unmarried man, 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:

Being Lot No. 113 on the First Revision, Final Plat Major Subdivision, The Reserve at Stone Hall (formerly Eversong at Ravenwood), Phase 1, Section 1a, a planned unit development, of record in Instrument No. 20091005-0092019, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being part of the same property conveyed to E. Phillips Development, LLC, A Tennessee LLC, dated February 26, 2010 by deed from FWB Investments, L.L.C., dated July 28, 2006 and recorded on August 1, 2006 in Instrument No. 20060801-0093487, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Phillips Builders, LLC, a Tennessee limited liability company by deed from E. Phillips Development, LLC, a Tennessee limited liability company dated February 26, 2010, recorded in Instrument No. 20100301-0015569, Register's Office, Davidson County, Tennessee.

Amended and Restated Declaration of Restrictive Covenants for The Reserve at Stone Hall of record in Instrument No. 20090623-0058338, said Register's Office. This conveyance is subject to all restrictions, easements and planning documents of record, and current years taxes and subsequent years, a lien not yet due and payable.

unimproved ☐

This is improved ☒ property, known as 4205 Stone Hall Blvd., Hermitage, TN 37076

(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 26th day of February, 2010.

Phillips Builders, LLC, a Tennessee limited liability company

By: E. Randall Phillips II

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, a Tennessee limited liability company, the within named bargainor, and limited liability company, and that he/she 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 26th day of February, 2010.

Commission expires: February 28, 2012

Rebecca Campbell Notary Public

REBECCA CAMPBELL NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

MY COMMISSION EXP.