File No. 110560

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $353,475.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF JULY, 2011.

Notary Public

MY COMMISSION EXPIRES: 2/8/12

(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20110048517 DEEDWARR
Recvd: 08/08/11 15:41 2 pgs
Fees:13.00 Taxes:1307.86
20110808-0061093

Rebecca Campbell Notary Public State of Tennessee County of Sumner

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
James A. LaRosa	First Freedom Bank	085 04 0A 108.00 CO
(NAME)	(NAME)	
4709 Medalist Circle	1620 W. Main Street	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Lebanon, TN 37087	
(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 James A. LaRosa and Janet Johnson LaRosa, 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:

Being Lot No. 108 on the plan of 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 the same property conveyed to Phillips Builders, LLC, a Tennessee limited liability company by deed from E. Phillips Development, LLC, dated July 29, 2011, recorded in Instrument No. 20110808-0061092, 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.

unimproved ☐

This is improved ☒ property, known as 4709 Medalist Circle, 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.

File No. 110560
Witness my hand this 29th day of July, 2011.

Phillips Builders, LLC, a Tennessee limited liability company

By: _____
H. Jason Phillips, Vice President/Treasurer

STATE OF TENNESSEE

COUNTY OF SUMNER

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared H. Jason Phillips with whom I am personally acquainted and who upon his oath acknowledged himself to be the Vice President/Treasurer of Phillips Builders, LLC, a Tennessee limited liability company, the within named bargainor, and limited liability company, and that he as such Vice President/Treasurer 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 H. Jason Phillips as such Vice President/Treasurer.

Witness my hand and official seal this 29th day of July, 2011.

Commission expires:
2/28/12

_____
Notary Public

