File No. 130636

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130067115 DEEDWARR
Recvd: 08/05/13 15:40 2 pgs
Fees:13.00 Taxes:1433.65
20130805-0081906

Rebecca Campbell
State of Tennessee
Notary Public
County of Sumner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $387,473.00

E. Frank Phillips
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JULY, 2013.

Rebecca Campbell
Notary Public

MY COMMISSION EXPIRES: 1/11/16
(AFFIX SEAL)

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
Jessica Martin and Dustin Markanich	F&M Bank	085-04-0A-261.00 CO
(NAME)	(NAME)	
4513 Riversong Drive	2021 Richard Jones Road, Ste 200	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Nashville, TN 37215	
(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 Jessica Martin and Dustin Markanich, both unmarried, as tenants in common with the right of survivorship, 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. 261 on the Final Plat of The Reserve at Stone Hall (formerly Eversong at Ravenwood), Phase 1, Section 2c, a planned unit development, of record in Instrument No. 20130117-0005495, 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 31, 2013, recorded in Instrument No. 20130805-0081906, Register's Office, Davidson County, Tennessee.

Second Amended and Restated Declaration of Restrictive Covenants for The Reserve at Stone Hall of record in Instrument No. 20120202-0009628, and Supplementary Declaration of record in Instrument No. 20120207-0011118, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 4513 Riversong Drive, 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. 130636
Witness my hand this 31st day of July, 2013.

Phillips Builders, LLC, a Tennessee limited liability company

By: E. Randall Phillips

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 corporation, and that he as such President being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said E. Randall Phillips, II as such President.

Witness my hand and official seal this 31st day of July, 2013.

Commission expires: 1/14/16

Rebecca Campbell

Notary Public

