File No. 130615

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130067130 DEEDWARR
Recvd: 08/05/13 15:59 2 pgs
Fees:13.00 Taxes:1263.88
20130805-0081927

REBECCA CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-26-2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $741,588.00

E. Randall Phillips
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JULY, 2013.

Rebecca Campbell
Notary Public

MY COMMISSION EXPIRES: 1/26/16
(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
John Michael Plaskett III and Jennica Plaskett	F&M Bank	085-04-0A-262.00 CO
(NAME)	(NAME)	
4517 Riversong Drive	10 Cadillac Drive, Suite 100	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Brentwood, TN 37027	
(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 John Michael Plaskett III and Jennica Plaskett, 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. 262 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 30, 2013, recorded in Instrument No. 20130805-0081926 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 4517 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. 130615
Witness my hand this 30th day of July, 2013.

Phillips Builders, LLC, a Tennessee limited liability company

By: E Randall Phillips II

E. Randall Phillips, II, President

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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 30th day of July, 2013.

Commission expires: March 2016

Rebecca Campbell

Notary Public

REBECCA CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-26-2016