Instr:200004040033807 Page: 1 OF 2
REC'D FOR REC 04/04/2000 3:48:36PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $297.85

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 31st day of March, 2000.

Notary Public

MY COMMISSION EXPIRES: 1-2

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 2000 Glen Echo Road, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lori A. Phillips	Columbia National, Incorporated	98-5-101
(NAME) 5104 Hunters Point Lane	(NAME) 7142 Columbia Gateway Drive	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Columbia, MD 21046-2132	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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,

DAVID L. TRIPP, MARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

LORI A. PHILLIPS, UNMARRIED

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 Lots No. 2A on the Plan of Hunter's Point Subdivision of record in Plat Book 6250, page 184, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to David L. Tripp by deed from Cecil R. Scaife and wife, Sherytha Scaife of record in Book 7252, page 245, Register's Office for Davidson County, Tennessee.

Lois Tripp, spouse of David L. Tripp, joins in this conveyance to convey all right, title and interest she may have in the above referenced property, including but not limited to marital rights.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This instrument is executed on behalf of David L. Tripp and Lois Tripp by Julia Spencer as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit "B" to or on this instrument and incorporated herein by reference.

unimproved ☐

This is improved ☒ property, known as 5104 Hunters Pointe, 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 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/our hand(s) this 31st day of March, 2000.

Lois Tripp by Julia Spencer Atty in fact
Lois Tripp
By Julia Spencer, Attorney in Fact

David L. Tripp by Julia Spencer, Atty in Fact
David L. Tripp
By Julia Spencer, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid appeared Julia Spe[illegible] known to me or proved to me on the basis of satisfactory evidence, to be the person who executed the foregoing instrument in behalf of David L. Tripp and Lois Tripp, and acknowledged that she executed the same by Power of Attorney, as the free act and deed of said David L. Tripp and Lois Tripp.

Witness my hand and official seal at Nashville , Tennessee this 31st day of March, 2000

Commission expires: 1-25-03

Jammy [illegible]
Notary Public