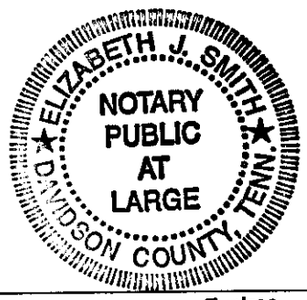
91

Book 12 1

WARRANTY DEED



My Commission Expires
November 29, 2003

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$175,000.00~~ 165 000

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE. 5/15/01

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Connection, Inc.
761 Old Hickory Blvd. Suite #103
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 05/18/01 09:50 3pgs
Fees:15.00 Taxes:610.50

20010518-0051621

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Aric D Bolden	First Horizon Home Loan	151-9-A-78
(NAME)	(NAME)	
6649 Ascot Drive	PO Box 146	
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 30713	Memphis TN 38101	
(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,
Daniel G Philippi and wife Elaine Philippi, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Aric D. Bolden and wife Charlotte Lopez-Bolden, 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. 78 on the Plan of Long Hunter Chase, Phase 1, Section II, as of record in Plat Book 9700, Page 639, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Daniel G Philippi and Elaine Philippi by deed from Barry Construction Company of record in Deed Book 11466, page 799, Register's Office for said County.

Subject to all matters as set forth per Plat Book 9700, Page 638, Register's Office of said County.

Taxes for the year 2000 due and payable in the amount of $1,649.36. All prior years are paid. All subsequent years a lien, but not yet due and payable.

Restrictive Covenants of record in Deed Book 9430, Page 251, Register's Office of said County. This policy insures that said covenants have not been violated to date and any future violation thereof will not result in a forfeiture or reversion of title.

unimproved ☐

This is improved ☒ property, known as 6649 Ascot Dr., Antioch, TN 37013

(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/our hand(s) this.

Daniel G. Philippi by Elaine Philippi Atty in Fact
Daniel G Philippi

Elaine Philippi
Elaine Philippi

STATE of Tennessee
COUNTY of Davidson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Elaine Philippi the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that ~~They~~ she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 15th day of May 2001

My Commission Expire: 3-22-05

NOTARY PUBLIC AT LARGE
SUSAN FINCH
NOTARY COUNTY TENN

Notary

File Number: 12012066

RETURN TO:

Title Connection , Inc.
761 Old Hickory Blvd. Suite #103
Brentwood, Tennessee 37027

STATE OF Tennessee
COUNTY OF Davidson*

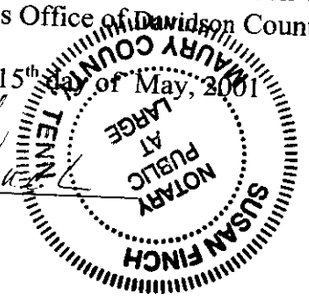
On this the 15th day of May, 2001, before me personally appeared Elaine Philippi, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Daniel G. Philippi, and who acknowledged that ~~Daniel G.~~ Elaine Philippi executed the same as the free act and deed of the said Daniel G. Philippi by virtue of that Power of Attorney, duly executed by the said Daniel G. Philippi and appearing of record in Book as instrument of record being recorded simultaneously herewith Register's Office of Davidson County, Tennessee.

#20010518-0051620

Witness my hand and official seal at Brentwood, this 15th day of May, 2001

My Commission Expires: 3/22/2005

Susan Finch
Notary Public



File Number: 12012066
RETURN TO:
Title Connection , Inc.
761 Old Hickory Blvd. Suite #103
Brentwood, Tennessee 37027