WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/17/02 11:41 2pgs
Fees:13.00 Taxes:325.60

20020117-0007202

N-SELLERS-01-2922

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $88,000.00

Diane D Carter
Affiant

Subscribed and sworn to before me, this 10th DAY OF January, 2002.

Notary Public

MY COMMISSION EXPIRES: 9-28-2002
(AFFIX SEAL)

MARY FRANCES RUDY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Rudy Title & Escrow

THIS INSTRUMENT WAS PREPARED BY
~~MARY FRANCES RUDY, ATTORNEY AT LAW~~
2000 GLEN ECHO ROAD, SUITE 209
NASHVILLE, TENNESSEE 37215

My Commission Expires SEPT. 28, 2002

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Diane Carter	Greenpoint Mortgage Funding,	
2922 Leatherwood Drive	(NAME) 5032 Parkway Plaza Blvd Ste 100	96-10-117
(ADDRESS) Nashville, Tennessee 37214	(ADDRESS) Charlotte, NC 28217	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we CAROL DILLINGHAM PHILLIPS, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto DIANE CARTER, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 264 on the Map of Cloverhill Subdivision, Section V, as of record in Book 2133, page 88, Register's Office for Davidson County, Tennessee.

Said Lot No. 264 fronts 67 feet on the northerly margin of Leatherwood Drive and extends back between parallel lines 151.6 feet to a dead line in the rear.

Being the same property conveyed to Carol A. Wiser, now known as Carol D. Phillips, by deed of record in Book 10982, page 878, Register's Office for Davidson County, Tennessee. *

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 2922 Leatherwood Drive, Nashville, Tennessee 37214
(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 10th day of January, 2002.

Carol Dillingham Phillips

Gregory Alan Phillips

*Gregory Alan Phillips joins in this conveyance for the purpose of conveying any marital interest he may have in the property.

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, , a Notary Public in and for said County and State, the within named Carol Dillingham Phillips* and Gregory Alan Phillips, the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 10th day of January, 2002.

My Commission Expires:

9-28-2002

Mary Frances Rudy
Notary Public

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public within and for said County and State aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the 10th day of January, 2002.

My Commission Expires _____

_____
Notary Public

MARY FRANCES RUDY
ATTORNEY - AT - LAW

RETURN TO:
RUDY TITLE AND ESCROW, LLC.

☐ 100 Hazel Path, Suite A
Hendersonville, Tennessee 37075

☐ 111 W. College Street
Murfreesboro, Tennessee 37130

☒ 2000 Glen Echo Road, Suite 209
Nashville, Tennessee 37215

☐ 4733 Andrew Jackson Parkway, Suite 1-C
Hermitage, Tennessee 37076

☐ 224 Old Hickory Boulevard, Suite B
Nashville, Tennessee 37221

☐ 1770 Kirby Parkway, Suite 207
Forum Building III
Memphis, Tennessee 38138