Davidson County DEEDWARR
Recvd: 09/05/06 10:27 3 pg
Fees:18.00 Taxes:475.45
20060905-0109029

This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
EM060163.PFT

Send Tax Bills To:
same

New Owner is:
Todd Philson
2008 Forges Drive
Nashville, TN 37217

MAP: 135-09-0

PARCEL: 003.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Neil P. Wolfe and wife, Kelly M. Wolfe**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Todd Philson**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot # 8, on the Plan of Una Manor, Section Two, of record in Plat Book 2900, Page 95, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete description of said property.

Said Lot # 8 fronts 120 feet on the northerly margin of Forges Drive and runs back between parallel lines measuring 253 feet to a dead line in the rear on which it measures 120 feet.

Being the same property conveyed to Neil P. Wolfe and wife, Kelly M. Wolfe, by Quitclaim Deed, from Neil P. Wolfe and Kelly M. Farabaugh, of record in Instrument Number 20020502-0054062, Register's Office for Davidson County, Tennessee, dated April 26, 2002 and recorded May 2, 2002.

This conveyance is subject to the Plan of Record in Plat Book 2900, Page 161; Easement for Sanitary Sewer and/or Storm Damage of record in Book 7389, Page 161 and Restrictive Covenants of record in Book 3096, Page 320 all in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

Sellers Ints.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 29th day of August, 2006.

GRANTOR:

Neil P. Wolfe

Kelly M. Wolfe

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF ~~RUTHERFORD~~)
Williamson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Neil P. Wolfe and wife, Kelly M. Wolfe**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 29th day of August, 2006.

Notary Public

My Commission Expires: SANDI McCLOUD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Sandi McCloud
My Commission Expires
May 24, 2008
STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

The actual consideration or value, whichever is greater, for this transfer is $128,500.00.

Julia Boulton
Affiant

SWORN TO and subscribed
before me this 29th day of August, 2006

Annemarie Cain
NOTARY PUBLIC

ANNEMARIE CAIN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My commission expires:

3-21-2010