File No. 270500327

WARRANTY DEED

Wendy L. Locke
State of Tennessee Notary Public
Wilson Co.

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $216,000.00

Tammy Duncan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF MAY, 2007.

Wendy L Locke
Notary Public

MY COMMISSION EXPIRES: 6-9-07 .
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jerry Kennon, Attorney
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 05/24/07 10:18 2 pgs
Fees:13.00 Taxes:799.20
20070524-0061877

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James J. Phillippi	Quicken Loans Inc.	08709006500
(NAME)	(NAME)	
100 Nancy Court	20555 Victor Parkway	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Livonia, MI 48152	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Jeffrey S. Wilson and wife, Bridgette Renee Wilson,

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

James J. Phillippi and Julie R. Phillippi, Husband and Wife,

HEREINAFTER CALLED THE GRANTEE(S), 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. 10 on the Plan of New Hope Estates, Phase One, as shown by plat of record in Plat Book 9700, Page 319, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Jeffrey S. Wilson and wife, Bridgette Renee Wilson by deed dated September 16, 1998 from Pulte Homes Tennessee Limited Partnership of record in Deed Book 11119, page 136, Register's Office for said County.

Easement as shown of record in Deed Book 221, Page 384, and Book 7216, Page 477, and Corrected in Book 8111, Page 562, and Book 8111, Page 567, and Book 9550, Page 330, Register's Office for said County.

Agreement for Dedication of Easement as shown of record in Deed Book 6909, Page 840, Register's Office for said County.

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

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 100 Nancy Court, 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 GRANTEE(S), THEIR heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hands this 21st day of May, 2007.

Jeffrey S. Wilson

Jeffrey S. Wilson

Bridgette Renee Wilson

Bridgette Renee Wilson

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Jeffrey S. Wilson and wife, Bridgette Renee Wilson the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 21st day of May, 2007.

Commission expires: 10-12-08

Kimie Perry

Notary Public

Kimie Perry
State of Tennessee Notary Public
Wilson Co.

File Number: 270500327

RETURN TO:
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122