Davidson County DEEDWARR
Recvd: 06/04/07 14:52 2 pgs
Fees:13.00 Taxes:543.90

20070604-0066313

WARRANTY DEED

R-SP-07-0250

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $147,000.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF May, 2007.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

MARY FRANCES RUDY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher York	Bank Of America	
250 Thuss Avenue	(NAME) 9000 Southside Blvd.	133-2-58
(ADDRESS) Nashville, TN 37211	(ADDRESS) Jacksonville, FL 32256	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we DWIGHT PFLIPSEN AND ROCHELLE PFLIPSEN, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CHRISTOPHER YORK AND WIFE, KATHRYN YORK, hereinafter called the Grantee(s), 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 26, PLEASANT VIEW, as shown on plat of record in Plat Book 1130, Page 43, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Dwight Pflipsen and wife, Rochelle Pflipsen by Special Warranty Deed from Federal National Mortgage Association aka Fannie Mae, recorded on the 17th day of October, 2006 in Instrument No. 20061017-0128981, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those in Plat Book 1130, Page 43, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 250 Thuss Avenue, Nashville, Tennessee 37211
(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 hand(s) this 30th day of May, 2007.

Dwight Pflipsen by Rochelle Pflipsen, Attorney-In-Fact

Rochelle Pflipsen Attorney in Fact

Rochelle Pflipsen

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Rochelle Pflipsen, the within named bargainor, 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, this the 30th day of May, 2007.

Notary Public

My Commission Expires: 7-24-10

(SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

On this the 30 day of May 2007, before me personally appeared Rochelle Pflipsen 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 Dwight Pflipsen, and acknowledged that he/she/they executed the same as his/her/their free act and deed by virtue of that Power of Attorney recorded in Instrument No. 20070604-0066312 in the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal this 30 day of May, 2007.

NOTARY PUBLIC

My Commission Expires: 7-24-10

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903