This Instrument Prepared By:
Harpeth Title, LLC
109 Westpark Drive, Suite 150
Brentwood, TN 37027
~~{{FILENUMB}}~~

BILL GARRETT, Davidson County
Trans:T20100039482 DEEDWARR
Recvd: 06/29/10 10:23 2 pgs
Fees:13.00 Taxes:516.15
20100629-0050605

Return to:
Rudy Title & Escrow, LLC
2012 21st Ave S
Nashville, TN 37212

Send Tax Bills To:
AMERICAN MORTGAGE SERVICE COMPANY
11503 SPRINGFIELD PIKE
CINCINNATI, OH 45246

New Owner is:
Yolanda Phillips
1700 Brick Court
Nashville, TN 37207

MAP: 041-14-0A

PARCEL: 031.00

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, **Rachel M. Dolhun** , hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Yolanda Phillips, unmarried**, 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:

Property Address: **1700 Brick Court, Nashville, TN 37207**

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

Land in Davidson County, Tennessee, being Lot No. 31 on the Final Plat of The Fields of Brick Church, of record in Instrument Number 20040604-0065967, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Rachel M. Dolhun, unmarried, by Warranty Deed from Frederick Scott Williams, married, dated 4/18/05 and recorded 4/19/05 in Instrument Number 20050419-0043609, 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.

RMD
Sellers Initials

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 18th day of June, 2010.

GRANTOR(S):

R. M. Dolhun

RACHEL M. DOLHUN

also known as R.M. Dolhun

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Rachel M. Dolhun***, 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.

*also known as R.M. Dolhun

Witness my hand and seal on this the 18th day of June, 2010.

TAHIRA J. PYSZKA STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

MY COMMISSION EXPIRES JULY 29, 2013

NOTARY PUBLIC
My Commission Expires: 7-29-13

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is **$139,500.00**.

AFFIANT

SWORN TO and subscribed before me this 18th day of June, 2010.

TAHIRA J. PYSZKA STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

MY COMMISSION EXPIRES JULY 29, 2013

NOTARY PUBLIC
My commission expires: 7-29-13