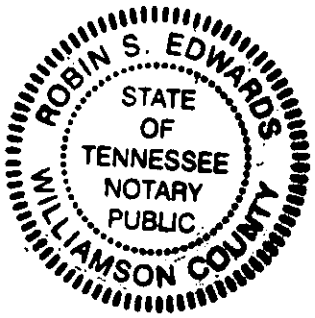
# WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $217,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of May, 2013.

Notary Public

MY COMMISSION EXPIRES: 2/4/2015

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Terry Randall Woodson Jr. | SunTrust Mortgage Inc | 08709006500 |
| (NAME) | (NAME) | |
| 100 Nancy Court | 901 Semmes Ave | |
| (ADDRESS) | (ADDRESS) | |
| Hermitage, TN 37076-2628 | Richmond VA 23224 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

BILL GARRETT, Davidson County
Trans: T20130046706 DEEDWARR
Recvd: 06/05/13 09:02 2 pgs
Fees: 13.00 Taxes: 806.23

20130605-0056755

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, **James J Philippi and Julie R. Philippi, Husband and Wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Terry Randall Woodson Jr. and Ellen Stravers, both unmarried as tenants in common with rights of survivorship**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, State of Tennessee, described as follows, to-wit: Being Lot No. 10 on the Final Plat 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 James J. Phillippi and Julie R. Phillippi, husband and wife by Deed from Jeffrey S. Wilson and wife, Bridgette Renee Wilson, dated 05/21/2007 and filed for record on 05/24/2007 in Instrument 20070524006187 7, Register's Office for Davidson County, Tennessee.

James J. Philipi and James J, Phillipi being one in the same person.
Julie R. Philipi and Julie R. Phillipi being one in the same person.

All matters as set forth per Plat Book 9700, Page 319, said Register's Office.
Easement of record in Book 221, Page 384, said Register's Office.
Agreement for Dedication of Easement for Storm Sewer and/or Sanitary Sewers of record in Book 6909, Page 840, said Register's Office.
Joint Use and Dedication Easement Agreement of record in Book 7216, Page 477, said Register's Office.
Deed of Correction of Joint Use and Dedication of Easement Agreement of record in Book 8111, Page 562, said Register's Office.
Easement of record in Book 8111, Page 567, Book 9550, Page 330, said Register's Office.

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 37076-2628
(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/or 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/or 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 our hands this 29th day of May, 2013.

James J Philippi

Julie R. Philippi

State of Tennessee
County of Wilson

Personally appeared before me James J Philippi and Julie R. Philippi, 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 foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 29th day of May, 2013.

Notary Public
My Commission Expires: 9.2.2013

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

**RETURN TO:**
**Stewart Title Company Tennessee Division**
**13026 Lebanon Road, Ste 100**
**Mt Juliet, TN 37122**