G#25207-2 BOX #14

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130062002 DEEDWARR
Recvd: 07/22/13 09:05 2 pgs
Fees:13.00 Taxes:1335.70
20130722-0075268

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is **$361,000.00.**

Affiant

Subscribed and sworn to before me, this the 19th day of July, 2013.

Notary Public

My commission expires:

HOUSTON W. HOWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 10-13-2017 AFFIX SEAL

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
James J. Philippi and Julie R. Philippi	**Metropolitan Bank**	**11805015500**
932 Battlefield Drive	**3500 Lakeland Drive, Suite 501**	
Nashville, TN 37204	**Flowood, MS 39232**	

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

M. Kathleen Figaro and husband, Alan Rice

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

James J. Philippi and Julie R. Philippi, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 5, Block "A", on the Map of Battlefield Estates, Section 2, of record in Book 843, Page 108, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

INCLUDED herein but EXCLUDED herefrom is a tract of land conveyed to the State of Tennessee, of record in Book 4777, Page 222, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to M. Kathleen Figaro by Warranty Deed dated August 30th, 2002, from Tracie A. Hogan, Virginia B. Albright, Melissa A. Bernard, and Julia D. Albright, Devisees under the Will of George O. Albright, of record in Instrument No. 20020906-0108426, Register's Office for Davidson County, Tennessee.

ALAN Rice, spouse of the above named M. Kathleen Figaro, joins in this conveyance for the purpose of releasing any and all rights he may have in and to the above described property, including any marital rights and homestead exemption.

THIS instrument is being executed on behalf of M. Kathleen Figaro and husband, Alan Rice, pursuant to a Power of Attorney executed by them on the 8th day of July, 2013, of record in Instrument No. 20130722-0075267, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Book 843, Page 108, Register's Office for Davidson County, Tennessee;

2) A Permanent Easement for the Construction and Maintenance of an Electric Power Transmission Line and Underground Sanitary Sewers in the Deed to the State of Tennessee, of record in Book 4777, Page 222, Register's Office for Davidson County, Tennessee; and,

3) Taxes for the current year which have been prorated and assumed by the Grantees herein and subsequent years, not yet due and payable.

This is improved property, known as: **932 Battlefield Drive, Nashville, TN 37204**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES 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 GRANTEES, 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 **19th** day of **July, 2013.**

M. Kathleen Figaro
by Houston Howell, attorney-in-fact

M. Kathleen Figaro
By Houston Howell, Attorney-In-Fact

Alan Rice
by Houston Howell, attorney-in-fact

Alan Rice
By Houston Howell, Attorney-In-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named **Houston Howell,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-In-Fact for **M. Kathleen Figaro and husband, Alan Rice,** and that he as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **M. Kathleen Figaro and husband, Alan Rice,** for the purpose therein contained, by signing the name of **M. Kathleen Figaro and husband, Alan Rice,** by himself as Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **19th** day of **July, 2013.**

DANA MEADOWS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

Notary Public

NOTARY PUBLIC
Dana Meadows
My Commission Expires
August 20, 2013
STATE OF TENNESSEE

My Commission Expires: 8-20-13