Davidson County DEEDQC
Recvd: 06/24/05 14:02 3 pgs
Fees:17.00 Taxes:0.00
20050624-0073005

This instrument prepared by:
Felicia Philbin
2949 Riverbend Drive
Nashville, Tennessee 37214

QUITCLAIM DEED

TITLE OF DOCUMENT

ADDRESS NEW OWNER AS FOLLOWS:	**MAIL TAX STATEMENT TO:**	**MAP PARCEL NUMBERS:**
Kevin and Felicia Philbin	Kevin and Felicia Philbin	
2949 Riverbend Drive	2949 Riverbend Drive	Map/Parcel: 02-02-A-237
Nashville, Tennessee 37214	Nashville, Tennessee 37214	

FOR AND IN CONSIDERATION of ONE and no/100 Dollar ($1.00), cash in hand paid by the grantee, the receipt and sufficiency of which is hereby acknowledged, Felicia Philbin formerly known as Felicia D. Seal, a married woman who acquired title as an unmarried woman and joined by her spouse Kevin Philbin by these presents do hereby quitclaim and convey unto the said Kevin Philbin and Felicia Philbin, husband and wife as joint tenants with right of survivorship and not as tenants in common, Grantees herein, their successors and assigns, all their right, title and interest in and to the following certain real estate in Davidson County, Tennessee, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

The express purpose of this conveyance is to Add Spouse to title.

Being the same property conveyed to Felicia D. Seal, unmarried by Deed from Fox Ridge Homes, Inc., f/k/a NVR Fox Homes, Inc. of record in Book 11710, Page 559, said Register's Office.

This is unimproved ( ) property known as 2949 Riverbend Drive, Nashville, Tennessee 37214
Improved ( )

Whenever 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 hand this 25th day of April, 2005, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Felicia Philbin f/k/a Felicia D. Seal

Kevin Philbin

Felicia Philbin f/k/a Felicia D. Seal Kevin Philbin

ACKNOWLEDGMENT

STATE OF Tennessee)
COUNTY OF Davidson) ss

Personally appeared before me, Deborah E. Hook, a Notary Public in and for said County and State, **Felicia Philbin f/k/a Felicia D. Seal** and **Kevin Philbin** the within named bargainor, individual(s), 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.

Given under my hand and official seal of office at Nashville, TN. this 25th day of April, A.D., 2005.

NOTARY STAMP/SEAL

DEBORAH E. HOOK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Deborah E. Hook
NOTARY PUBLIC
Notary Commission Expires: 11-24-07

AFFIDAVIT OF VALUE

STATE OF _____)
COUNTY OF _____)

The actual consideration or value whichever is greater, for this transfer is $_____
Subscribed and sworn to before me this the _____day of _____, 20_____

(Affix Seal)

_____
Affiant

_____
Notary Public
My Commission Expires: _____

When recorded mail to: **1033743**
Home Connects
100 Lakeside Drive, Horsham, PA 19044

EXHIBIT "A"
LEGAL DESCRIPTION

ALL THAT PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE. AS MORE FULLY DESCRIBED IN DEED BOOK 11710, PAGE 559, ID# 02-02-A-237. BEING KNOWN AND DESIGNATED AS .

BEING LOT NO. 229 ON THE PLAN OF THE FINAL PLAT OF RIVER TRACE ESTATES PHASE I, SECTIONS 4 AND 5 OF RECORD IN BOOK 9700 PAGE 409 REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING PART OF THE SAME PROPERTY CONVEYED TO NVR FOX RIDGE, INC. BY SPECIAL WARRANTY DEED FROM FOX RIDGE HOMES, INC. OF RECORD IN BOOK 10666, PAGE 317, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE THE SAID NVR FOX RIDGE INC. N/K/A RIDGE HOMES INC.

BY FEE SIMPLE DEED FROM FOX RIDGE HOMES, INC. F/K/A NVR FOX HOMES, INC. AS SET FORTH IN BOOK 11710 PAGE 559 DATED 10/14/1999 AND RECORDED 10/20/1999, DAVIDSON COUNTY RECORDS, STATE OF TENNESSEE.