Davidson County DEEDQC
Recvd: 06/23/08 09:52 2 pgs
Fees:12.00 Taxes:0.00
20080623-0064148

After Recording Return To:

Return to Recording Dept.
Lenders First Choice
1785 Voyager Ave, Ste 100
Simi Valley, CA 93063
51-9044378

This Instrument Prepared Under the Supervision OF:
M. Powell, Esquire BOPR# 5372
By Law's Specialty Group, Inc.
235 West Brandon Blvd., #191
Brandon, Florida 33511
(866) 755-6300

Map & Parcel:
173-15-0-A14-00-0CO

QUIT CLAIM DEED

[this deed is being executed to update martial status on title]

New Owner/ Property Being Conveyed
PHILIP ALBRITTON
152 Claybrook Lane
Antioch, TN 37013

Send Tax Bills To:
New Owner

Mail Tax Statement To:
New Owner

THIS INDENTURE, made this 6 day of April, 2008, between PHILIP ALBRITTON (*incorrectly vested as "Phillip" Albritton in deed recorded March 24, 2005 in document number 20050324-0031826*), a now married man who acquired title as unmarried, residing at 152 Claybrook Lane, Antioch, Tennessee 37013, hereinafter referred to as "**Party of the First Part**" and PHILIP ALBRITTON, a married man residing at 152 Claybrook Lane, Antioch, Tennessee 37013, hereinafter referred to as "**Party of the Second Part**."

WITNESSETH

That the said Party of the First Part, for and in consideration of the sum of Ten Dollars ($10.00) and no other good and valuable consideration in hand paid by the said Party of the Second Part, the receipt of which is hereby acknowledged, has bargained, sold, remised, released and QUIT-CLAIMED, and, does hereby bargain, sell remise, release and QUIT-CLAIM unto the said Party of the Second Part, the following described premises, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE BEING LOT NO. 140 ON THE FINAL PLAT OF MILL RUN SUBDIVISION, PHASE 2, (CLUSTER LOT DEVELOPMENT), AS OF RECORD IN INSTRUMENT NO. 20011009-0109754, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IN MADE SUBJECT TO:

1. **ALL MATTERS SET FORTH IN PLAT OF RECORD IN INSTRUMENT NO. 20011009-0109754, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.**
2. **RESTRICTIONS OF RECORD IN BOOK 11675, PAGE 472, AMENDED IN INSTRUMENT NO. 20000215-0015152; INSTRUMENT NO. 20021121-0144876 AND INSTRUMENT NO. 20020701-0079016; BY-LAWS OF RECORD IN**

51-00632265

ASSOCIATION OF RECORD IN INSTRUMENT NO. 19991207-0300674, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

3. **EASEMENTS OF RECORD IN INSTRUMENT NO. 20011024-0116286; BOOK 10448, PAGE 188 AND BOOK 3933, PAGE 359; AGREEMENTS OF RECORD IN INSTRUMENT NO. 20010405-0033586 AND INSTRUMENT NO. 20010405-0033587, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.**

THIS CONVEYANCE IS MADE SUBJECT TO ALL RESTRICTIONS, EASEMENTS, RIGHTS OF WAY, COVENANTS AND CONDITIONS CONTAINED IN THE DEEDS FORMING THE CHAIN OF TITLE TO THIS PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO PHILLIP ALBRITTON, UNMARRIED BY DEED FROM THE CRAIG COMPANY, A TENNESSEE CORPORATION, DATED MARCH 17, 2005 AND RECORDED MARCH 24, 2005 IN DOCUMENT NUMBER 20050324-0031826 IN DAVIDSON COUNTY, TENNESSEE.

PROPERTY ADDRESS: 152 Claybrook Lane, Antioch, Tennessee 37013
The legal description was obtained from a previously recorded instrument.

IN WITNESS WHEREOF, the said Party of the First Part has hereunto set a hand and seal the day and year first above written.

Apr 6/08

~~PHILLIP~~ ALBRITTON
Philip PA

MARIE MILSTEIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires July 19, 2008

STATE OF TENNESSEE } **COUNTY OF** Davidson }

On this 6 day of April, 2008, before me personally appeared PHILLIP ALBRITTON, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

Marie Milstein
NOTARY PUBLIC

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $0.00.

Apr 6/08

~~PHILLIP~~ ALBRITTON
Philip PA

MARIE MILSTEIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires July 19, 2008

Subscribed and sworn to before me
this the 6th day of April, 2008.

Marie Milstein
NOTARY PUBLIC My Commission expires: 07/19/2008

The preparer has not had any contact with the Grantor(s) nor Grantee(s) herein No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to: the status of the title; property use; any zoning regulations concerning described property herein conveyed; or any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents, no boundary survey was made at the time of this conveyance. **PREPARER NOT RESPONSIBLE FOR CLOSING.**