Davidson County DEEDQC
Recvd: 06/27/08 09:47 3 pg
Fees:17.00 Taxes:0.00

20080627-0066362

This instrument prepared by:
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Send Tax Statements To:
Betty I Phillips
1885 Vista Way
Margate, FL 33063

Record 15
Recording Requested by &
When Recorded Return To:
US Recordings, Inc.
2925 Country Drive Ste 201
St. Paul, MN 55117
45393335-01

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER: 086110A07300C0

QUITCLAIM DEED

Betty E. Phillips, hereinafter Grantor, of **1885 Vista Way, Margate, FL 33063** for $0.00 in consideration paid, grants and quitclaims to **Betty I Phillips**, hereinafter Grantee, whose tax mailing address is **1885 Vista Way, Margate, FL 33063**, the following real property:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:
A CERTAIN CONDOMINIUM APARTMENT IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS: UNIT NO. 1, BUILDING NO. 13 IN RAINTREE VILLAGE, (A CONDOMINIUM), CREATED UNDER CHAPTER 27, TITLE 64, OF THE TENNESSEE CODE ANNOTATED, AS AMENDED AND AS ESTABLISHED BY A MASTER DEED OF RECORD IN BOOK 4753, PAGE 140, AS AMENDED AND MODIFIED BY A DEED OF AMENDMENT OF RECORD IN BOOK 4980, PAGE 376, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND FURTHER AMENDED IN BOOK 5165, PAGE 781, AND BOOK 5172, PAGE 77, REGISTER'S OFFICE FOR SAID COUNTY, AND AS SHOWN ON THE REVISED PLAT OF HERMITAGE WOODS CONDOMINIUM APARTMENTS, PHASE 11 AND 11-A, AS OF RECORD IN BOOK 4860, PAGES 62 THROUGH 64, SAID REGISTER'S OFFICE, TO WHICH REFERENCE IS HEREBY MADE. GARAGE NO. 13-1 IS A LIMITED COMMON ELEMENT FOR THE EXCLUSIVE

USE OF THE OCCUPANT OF SAID UNIT.
BEING the same property as conveyed to Betty E. Phillips by Deed recorded 02/15/07 as Instrument #20070215-0019391.
Parcel/Tax I.D. #: 086110A07300C0
Commonly known as 204 Raintree Dr., Hermitage, TN 37076

The real property described above is conveyed subject to and excepted from, the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

~~TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining and all the estate, right, title interest, lien equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behalf of the Grantee forever.~~

Prior instrument reference: **Instrument No. 20070215-0019391**

Executed by the undersigned on 5-14, 2008:

Betty E. Phillips
Betty E. Phillips

STATE OF FL
COUNTY OF Broward

The foregoing instrument was acknowledged before me on May 14, 2008 by **Betty E. Phillips**, who is personally known to me or has produced DL as identification and furthermore, the aforementioned person has acknowledged that his signature was his free and voluntary act for the purposes set forth in this instrument.

NOTARY PUBLIC-STATE OF FLORIDA
Jody Picciolo
Commission # DD755465
Expires: MAR, 23, 2012
BONDED THRU ATLANTIC BONDING CO., INC.

Jody Picciolo
Notary Public
Jody Picciolo

Maximum principal indebtedness for Tennessee recording tax purposes is $0.
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of FL

County of Broward

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $ 0.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 14 day of May, 2008.

Betty I. Phillips
Affiant

Betty I Phillips
Type or Print Name

(Seal) NOTARY PUBLIC-STATE OF FLORIDA
Jody Picciolo
Commission #DD755465
Expires: MAR, 23, 2012
BONDED THRU ATLANTIC BONDING CO., INC.

Jody Picciolo
Notary Public

My commission expires:

3.23.2012

Jody Picciolo
Type or Print Name

Grantee's Name and Address:

Betty I. Phillips
1885 Vista Way, Margate, FL 33063
Send tax statement to Grantee

U45383335-010A03
QUIT CLAIM DEED

US Recordings