THIS INSTRUMENT WAS PREPARED BY:

HALLMARK TITLE COMPANY
100 BLUEGRASS COMMONS BOULEVARD
SUITE 115
HENDERSONVILLE, TN 37075

BILL GARRETT, Davidson County
Trans: T20090084156 DEEDQC
Recvd: 12/14/09 14:42 1 pgs
Fees: 12.00 Taxes: 0.00
20091214-0113865

STATE OF **TENNESSEE**
COUNTY OF **SUMNER**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$-0-**.

Julie A. Adams
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30th DAY OF NOVEMBER, 2009.

Rebecca Campbell
NOTARY PUBLIC

MY COMMISSION EXPIRES: 2/28/12

Rebecca Campbell Notary Public State of Tennessee County of Sumner

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS:
Phillips Builders, LLC	Same as new owner	085040A01500CO
(NAME)	(NAME)	
3000 Business Park Circle, Suite 300		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **We, E. Phillips Development, LLC, a Tennessee Limited Liability Company,** "GRANTORS", by these presents, do hereby quitclaim and convey unto **Phillips Builders, LLC, a Tennessee Limited Liability Company,** hereinafter called "GRANTEE", its successors, heirs and assigns all of their rights, title and interests in and to a certain tract or parcel of land in **Sumner** County, State of **TENNESSEE**, described as follows, to-wit:

Being Lot No. 15 on the plan of The Reserve at Stone Hall (formerly Eversong at Ravenwood), Phase 1, Section 1a, a planned unit development, of record in Instrument No. 20091005-0092019, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being part of the same property conveyed to E. Phillips Development, LLC by deed from FWB Investments, L.L.C., dated July 28, 2006 and recorded on August 1, 2006 in Instrument No. 20060801-0093487, Register's Office, Davidson County, Tennessee.

Amended and Restated Declaration of Restrictive Covenants for The Reserve at Stone Hall of record in Instrument No. 20090623-0058338, said Register's Office.

Said property is transferred subject to such limitations, restrictions, and encumbrances as may affect the premises.

This is **improved** property known as **4413 Birdseye Court, Hermitage, TN 37076.**

WITNESS my hand this **30th** day of **November, 2009.**

E. Randall Phillips II
E. Randall Phillips II, Member

STATE OF **TENNESSEE**
COUNTY OF **SUMNER**

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared E. Randall Phillips II, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be a Member of E. Phillips Development, LLC, the within named bargainor, and that he, as such member being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the Limited Liability Company by E. Randall Phillips II as such Member.

Witness my hand this **30th** day of **November, 2009.**

Rebecca Campbell
Notary Public

Rebecca Campbell Notary Public State of Tennessee County of Sumner

My Commission Expires: 2/28/12