Prepared By:
Tennessee Title Services, LLC
6 Cadillac Drive Suite 100
Brentwood, TN 37027

THIS INSTRUMENT HAS BEEN PREPARED FROM INFORMATION FURNISHED BY THE PARTIES.

QUITCLAIM DEED

ADDRESS NEW OWNER(s)	SEND TAX BILLS TO	MAP & PARCEL
Ira E. Phillips, III	NEW OWNER	117-03-0-D-247.00CO
247 Hillsboro Place Nashville, TN 37215		

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Ira E. Phillips, Jr.** , married, has this day bargained and sold, and does hereby transfer and convey unto the said **Ira E. Phillips, III,** unmarried, the Grantee(s) herein, her (successors), heirs and assigns, all his right title and interest in certain real estate in Davidson County, Tennessee as follows:

Land in Davidson County, Tennessee, being Lot No. 247 on the Plan of Hillsboro Station Condominiums ,of record in Plat Book 6250, pages 751, 752 and 753, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Ira E. Phillips, Jr., married, and Ira E. Phillips, III, married, as tenants-in-common without right of survivorship, by Quitclaim Deed from Michael J. Philbin, Trustee, of record in Instrument #20070910-0108513, Register's for Davidson County, Tennessee.

The said Ira E. Phillips, III, having since divorced, is now unmarried.

This conveyance is made subject to any and all matters, restrictions and/or easements of record.

This is improved (X) unimproved ( ) property, known as 247 Hillsboro Place, Nashville, TN 37215

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 my hand this 29th day of July, 2010

Ira E. Phillips, Jr.

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named bargainor(s), **Ira E. Phillips, Jr.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Brentwood, Tennessee, this 29th day of July, 2009.

Notary Public

My Commission Expires: May 6, 2014

SELISA BEELER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

BILL GARRETT, Davidson County
Trans: T20100048368 DEEDQC
Recvd: 08/05/10 12:34 2 pgs
Fees: 12.00 Taxes: 0.00
20100805-0061734

State of Tennessee
County of Williamson

The actual consideration or value whichever is greater, for this transfer is $0.00.

Teresa Phillips
(Affiant)

Selisa Beeler
Notary

Commission Expires: May 6 2014

SELISA BEELER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON