THIS INSTRUMENT PREPARED FROM
INFORMATION AND DOCUMENTS
PROVIDED BY THE PARTIES BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20110009489 DEEDQC
Recvd: 02/15/11 12:23 2 pgs
Fees:12.00 Taxes:0.00
20110215-0012874

ADDRESS NEW OWNER:
Michael E. Phipps
4070 Lake Pkwy
Hermitage, TN 37066

SEND TAX BILLS:
New Owner

MAP-PARCEL:
Map 075-08-0-A
Parcel 065.00 CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee Michael E. Phipps and Susan Phipps and other good and valuable considerations, the receipt of all of which is hereby expressly acknowledged, **Daryl Spicer, married**, hereinafter called the Grantor, have bargained and sold, and do hereby quitclaim and convey unto **Michael E. Phipps and wife, Susan Phipps,** hereinafter called the Grantee, his heirs and assigns, all of our right title and interest in and to the following described tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Condominium Unit No. 167 in a horizontal property regime as shown on the condominium plat of Brooke Castle Condominiums, as of record in Book 6250, Page 627, and as amended by Instrument of record in Book 6727, Page 762, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete identification and description of such Unit.

Being the same property conveyed to Daryl Spicer by Trustee's Deed from J.P. Sellers, Co-Trustee, dated February 7, 2011 and filed of record in Instrument No. 20110215001287 3, Register's Office for Davidson County, Tennessee.

This is not the principal residence of said grantor, nor is it the principal residence of any spouse of said grantor.

This is improved property known as 167 Brook Castle Drive, Hermitage, TN 37076.

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

IN WITNESS WHEREOF, I have hereunto set my hand this the 14th day of February, 2011.

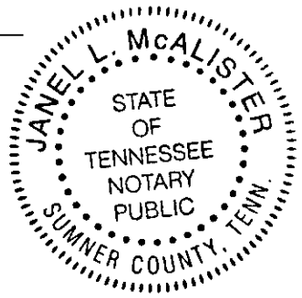
Daryl Spicer

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Daryl Spicer, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 14th day of February, 2011.

Janel L McAlister
NOTARY PUBLIC



My Commission Expires: 3/21/11

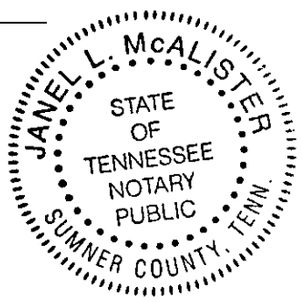
STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater for this transfer is 0.

Tina Brown
AFFIANT

Subscribed and sworn before me
this 14th day of February, 2011.

Janel L McAlister
NOTARY PUBLIC



My Commission Expires: 3/21/11