This instrument prepared by:
MICHAEL J. PHILBIN, P.C.
2021 Richard Jones Road, Suite 220
Nashville, TN 37215-2860

AFTER RECORDING PLEASE RETURN TO:
Lawyer's Escrow Service Inc.
2021 Richard Jones Rd., Suite 220
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20110011159 DEEDQC
Recvd: 02/23/11 14:13 2 pgs
Fees:17.00 Taxes:0.00
20110223-0014949

QUITCLAIM DEED

FROM:	)	FROM:
Robert F. Green and Sheila L. Green	)	**Michael J. Philbin**, Trustee
TO:	)	TO:
Michael J. Philbin, Trustee	)	**Sheila L. Green**

Name and Address of New Owner	Name and Address of Persons or of Entity Responsible for Payment of Property Taxes	Map – Parcel Number(s)
Sheila L. Green 4409 Granny White Pike Nashville, TN 37204	**Owner**	**131-4-58**

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and for the express purpose of making a reconveyance to create a fee simple estate in Sheila L. Green for estate planning purposes, we, **Robert F. Green and Sheila L. Green**, hereby convey, remise, release and quitclaim all of our interest unto **Michael J. Philbin, Trustee**, his successors and assigns, the following described lot and additional parcels of land in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 3 on George W. Blair's Revised Subdivision of Belmont Park Place, Plan of which is of record in Book 421, pages 118 and 119, Register's Office for Davidson County, Tennessee. To which reference is made for a more complete description.

Also conveyed herein are the following additional parcels of land:

Additional Parcel I:
The southerly half of an unopened street, designated on the Plan of record in Book 421, pages 118 and 119, Register's Office for Davidson County, Tennessee as Alexander Street and abandoned by Agreement, of record in Book 1001, page 552, Register's Office for Davidson County, Tennessee, adjacent to and running the length of the northerly line of Lot No. 3 on said Plan.

Additional Parcel II:
The easterly half of the alley shown if record in Book 421, pages 118 and 119, Register's Office for Davidson County, Tennessee, located between Lots Nos. 3 and 22 on said Plan and abandoned by Substitute Bill No. 71-359, Metropolitan Council Ordinanance.

Being the same property conveyed to Robert F. Green and wife, Sheila L. Green by deed from Larry F. Meador, unmarried, of record in Book 9174, page 160, Register's Office for Davidson County, Tennessee.

This is improved property known as 4409 Granny White Pike, Nashville, TN 37204

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

And now, I, the said **Michael J. Philbin**, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby convey, remise, release and forever quitclaim unto **Sheila L. Green**, her heirs and assigns, the same property hereinabove described to which reference is hereby made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

WITNESS our hands this 22ND day of FEBRUARY, 2011.

Robert F. Green

Sheila L. Green

, Trustee

Michael J. Philbin, Trustee

STATE OF TENNESSEE §
COUNTY OF DAVIDSON §

Personally appeared before me, the undersigned, a Notary Public in and for said county and State, the within named **Robert F. Green and Sheila L. Green** the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal. this 22ND day of February, 2011.

ANTHONY N. GRECO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

NOTARY PUBLIC
Anthony N. Greco
My Commission Expires
January 7, 2013
STATE OF TENNESSEE

Notary Public

Anthony N. Greco
Printed Name of Notary

Commission Expiration Date 1-7-13

STATE OF TENNESSEE §
COUNTY OF DAVIDSON §

Personally appeared before me, the undersigned, a Notary Public in and for said county and State, the within named **Michael J. Philbin**, Trustee the bargainor(s), 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 and official seal, this 22ND day of February, 2011.

ANTHONY N. GRECO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

NOTARY PUBLIC
Anthony N. Greco
My Commission Expires
January 7, 2013
STATE OF TENNESSEE

Notary Public

Anthony N. Greco
Printed Name of Notary

Commission Expiration Date 1-7-13

STATE OF TENNESSEE §
COUNTY OF DAVIDSON §

The actual consideration or value, whichever is ~~greater~~, for this transfer is $ -0-

Affiant

Subscribed and sworn to before me, this 22ND day of February, 2011.

ANTHONY N. GRECO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

NOTARY PUBLIC
Anthony N. Greco
My Commission Expires
January 7, 2013
STATE OF TENNESSEE

Notary Public

Anthony N. Greco
Printed Name of Notary

Commission Expiration Date 1-7-13