Box 13
#16312

FROM: JB Properties and Ernest J Phipps

To: Ernest J Phipps, Trustee of the Ernest J Phipps Revocable Living Trust

QUITCLAIM DEED

Address of New Owner:
Ernest H Phipps, Trustee
5112 John Hagar Rd
Hermitage TN. 37076

Send Tax Bills To:
Owner

Map & Parcel:
08709002400

THIS INSTRUMENT WAS PREPARED BY

Advantage Title and Escrow
3354 Perimeter Hill Drive, Suite 142

Nashville, Tennessee 37211

Prepared from information furnished by the parties

STATE OF TENNESSEE
COUNTY OF _____

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

affiant

Subscribed and sworn to before me this the 16 day of June, 2011

Notary Public
Commission Expires: _____

Kasey Kelchner
State of Tennessee
Notary Public
My Comm. Exp. 1/21/2013
Rutherford County

I/We, **JB Properties and Ernest J Phipps** do hereby quitclaim to **Ernest J Phipps, Trustee of the Ernest J Phipps Revocable Living Trust**, its Heirs and Assigns, all my rights, title and interest in the following land located in Davidson County, Tennessee described as follows: To-Wit:

Land in Davidson County, Tennessee, being Lot Nos. 221 on the Plan of Valley Grove Section 9 of record in Plat Book 5200, page 605, Register's Office for said County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to JB Properties and Ernest J Phipps, by deed of record in Instrument No. 20110622-0047879 said Register's Office.

Unimproved ( )
This is improved property (X) known as

1105 Forest Ridge Way Hermitage TN 37076

Witness our/my hand(s) this the 16th day of June, 2011.

By:
JB Properties

Ernest J Phipps

STATE OF TENNESSEE
COUNTY OF Wilson

Before me the undersigned, a Notary Public in and for the state of County aforesaid, personally appeared Jeremy Bockman with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Owner of JB Properties and that he/she as such Owner executed the foregoing instrument for the purposes therein contained, by signing the name of JB Properties by himself as Owner.

Witness my hand and official seal at Nashville, Tennessee this _____ day of June, 2011

Notary Public
Commission Expires: 9.2.2013

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

BILL GARRETT, Davidson County
Trans: T20110037381 DEEDQC
Recvd: 06/22/11 13:03 2 pgs
Fees: 12.00 Taxes: 0.00
20110622-0047880

STATE OF TN.
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ernest J Phipps with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Mt Juliet TN this 16th day of June, 2011

Notary Public
Commission expires: 9.2.2013

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON