STATE OF TENNESSEE }
COUNTY OF DAVIDSON }
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $1.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE ____ DAY OF ____.

NOTARY PUBLIC

My Commission expires: 9.8.13

GREGORY LEE FAULKNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT PREPARED BY:

Broker Title & Escrow, LLC 1815 Division Street, Suite 203 Nashville, TN 37203

NAME			ADDRESS			
NAME & ADDRESS OF PROPERTY OWNER:			SEND TAX BILLS TO:			MAP & PARCEL NUMBERS:
Phedra Sutton and Jermaine L. Sutton			Greentree Mortgage Company, L.P.			060-11-0A-027
(NAME)			(NAME)			
302 Burlwood Court			10000 Lincoln Drive West, Suite 5			
(ADDRESS)			(ADDRESS)			
Nashville, TN 37207			Marlton, NJ 08053			
(CITY)	(STATE)	(ZIP)	(CITY)	(STATE)	(ZIP)	

Quitclaim Deed

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Phedra D. Phillips, the Grantor,

By these presents, do remise, release and QUITCLAIM unto:

Phedra Sutton and Jermaine L. Sutton, the Grantee

All of their rights, title and interests in a certain tract or parcel of land in **Davidson County**, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 32 on the Plan of Final Plat, Section Three, Pine Ridge of record in Plat Book 6900, Page 660, Registers Office for said County, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to PHEDRA D. PHILLIPS, by deed from BENEFICIAL TENNESSEE, INC., of record as Instrument No. 20020506-0055129, dated April 25, 2002, said Register's Office.

This is Unimproved (X) property, known as

302 Burlwood Court	Nashville, TN	37207
(House Number) (Street)	(City) (State)	(Zip)

Wherever 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 our hands this 1 day of August 2011.

Phedra Sutton

Phedra Sutton

BILL GARRETT, Davidson County
Trans:T20110048377 DEEDQC
Recvd: 08/08/11 12:50 2 pgs
Fees:12.00 Taxes:0.00

20110808-0060855

INDIVIDUAL ACKNOWLEDGEMENTS:

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Phedra Sutton, AKA Phedra D. Phillips the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 1 day of August, 2011.

My Commission expires:
9.8.13

GREGORY LEE FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named

_____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, _____.

My Commission expires:

_____ _____
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named

_____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, _____.

My Commission expires:

_____ _____
Notary Public