BILL GARRETT, Davidson County
Trans:T20110082179 DEEDQC
Recvd: 12/28/11 14:19 3 pgs
Fees:18.00 Taxes:2455.04
20111228-0101482

PREPARED BY:
NEAL & HARWELL, PLC
150 Fourth Avenue, North
Suite 2000
Nashville, TN 37219-2498

QUITCLAIM DEED

Address New Owners As Follows:	Send Tax Bills To:	Map & Parcel Number:
Donna J. Phillips 5025 High Valley Drive Brentwood, TN 37027	Donna J. Phillips 5025 High Valley Drive Brentwood, TN 37027	MAP 159-7-A PARCEL 7

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, Donna J. Phillips and Jon D. Ross, as Co-Trustees of the Ed M. Phillips Family Trust as to a 71.20% undivided interest in the below listed property, and Donna J. Phillips and Jon D. Ross, as Co-Trustees of the Donna J. Phillips Tennessee QTIP Marital Trust as to a 28.80% undivided interest in the below listed property, collectively, the Grantors, by these presents do hereby quitclaim and convey unto Donna J. Phillips, the Grantee, her heirs, successors and assigns, all its right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of High Valley Section One of record in Book 9700, Page 188, Register's Office for said County.

SAID Lot No. 7 fronts 112.75 feet on the southwesterly margin of High Valley Drive and extends back 366.76 feet on the northwesterly line and 415.80 feet on the southeasterly line to a dead line in the rear, measuring 106.93 feet thereon.

BEING the same property conveyed to Ed M. Phillips and wife, Donna J. Phillips, by Warranty Deed from McCohen Development Corp., a Tennessee corporation of record in Book 10762, Page 77, Register's Office for Davidson County, Tennessee.

BEING the same property quitclaimed by Donna J. Phillips to Ed M. Phillips by deed recorded as instrument number 199912300309085, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed by Donna J. Phillips and John Ed Phillips, Co-Executors of the Estate of Edgar (Ed) M. Phillips to Donna J. Phillips and Jon D. Ross, as Co-Trustees of the Ed M. Phillips Family Trust and to Donna J. Phillips and Jon D. Ross as Co-Trustees of the Donna J. Phillips Tennessee QTIP Marital Trust by Co-Executors Deed recorded as instrument number 20111228-0101480, Register's Office for Davidson County, Tennessee.

This is improved property known as 5025 High Valley Drive, Brentwood, Tennessee 37027.

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

Witness my hand this 22d day of December, 2011.

GRANTORS:

DONNA J. PHILLIPS, as Co-Trustee of the Ed M. Phillips Family Trust, and as Co-Trustee of the Donna J. Phillips Tennessee QTIP Marital Trust

JON D. ROSS, as Co-Trustee of the Ed M. Phillips Family Trust, and as Co-Trustee of the Donna J. Phillips Tennessee QTIP Marital Trust

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a notary public in and for said county and state, Donna J. Phillips, Co-Trustee of the Ed M. Phillips Family Trust, and as Co-Trustee of the Donna J. Phillips Tennessee QTIP Marital Trust, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, in her capacity as Co-Trustee of the Ed M. Phillips Family Trust, and as Co-Trustee of the Donna J. Phillips Tennessee QTIP Marital Trust.

WITNESS my hand and official seal, at office in NASHVILLE, Tennessee, on this 22ND day of December, 2011.

Notary Public

JOANNE M. COLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: _____

My Commission Expires MAR. 3, 2014

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a notary public in and for said county and state, Jon D. Ross, Co-Trustee of the Ed M. Phillips Family Trust, and as Co-Trustee of the Donna J. Phillips Tennessee QTIP Marital Trust, the within named bargainor, 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, in his capacity as Co-Trustee of the Ed M. Phillips Family Trust, and as Co-Trustee of the Donna J. Phillips Tennessee QTIP Marital Trust.

WITNESS my hand and official seal, at office in NASHVILLE, Tennessee, on this 22ND day of December, 2011.

JOANNE M. COLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Joanne M. Cole
Notary Public

My Commission Expires: My Commission Expires MAR. 3, 2014

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $663,524.00.

Donna Phillips
Affiant

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

JOANNE M. COLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Joanne M. Cole
Notary Public

Commission Expiration Date: My Commission Expires MAR. 3, 2014

PARTIES HEREIN ACKNOWLEDGE THAT NO EXAMINATION OF THE PUBLIC RECORDS IN THE OFFICE OF THE REGISTER OF DEEDS HAS BEEN MADE BY THE PREPARER OF THIS INSTRUMENT TO DETERMINE OWNERSHIP OR STATUS OF TITLE.