BILL GARRETT, Davidson County
Trans:T20120016658 DEEDQC
Recvd: 03/07/12 08:12 2 pgs
Fees:12.00 Taxes:0.00
20120307-0019785

This instrument Prepared by
And Return To:

Fearnley and Califf, PLLC
25 Century Blvd, Ste 212
Nashville, TN 37214

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That, Ernest Phipps, Unmarried, for and in consideration of zero (00/100) Dollars, does hereby bargain, sell, remise, quitclaim and convey unto The Ernest J Phipps Revocable Living Trust, his interest in the following described real property situated in Davidson County, Tennessee, to wit:

See Exhibit "A" attached hereto:

IN TESTIMONY WHEREOF I have executed this instrument this the 27th day of January, 2012

Ernest Phipps

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of January, 2012 before me, the undersigned, personally appeared, Ernest Phipps, to me personally known (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, at office, this 27th day of January, 2012

A. R. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 8, 2012

My commission expires:

Notary Public

I or we do herby swear or affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $.00.

Affiant

A. R. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 8, 2012

Subscribed before me this 27th day of January, 2012

My commission expires:

(seal)

Notary Public

Property Address known as: 4000 Anderson Road, Unit #61, Nashville TN 37217

Owner's Name: The Ernest J Phipps Revocable Living Trust
5112 John Hagar Rd, Hermitage TN 37076

Mail Tax Bills To: 5112 John Hager Rd, Hermitage TN 37076
Ernest J Phipps

Map & Parcel: 136030A06100CO

Escrow File No.: **N379870**

EXHIBIT "A"

Being Townhouse No. 61, Building 11, on the Plan of Phase I, Condominium Townhouses; Priest Lake Park, of record in Plat Book 4460, Page 79 and Page 88, Register's Office for Davidson, County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Ernest Phipps, herein by cash deed dated 28th day of November, 2011, of record at Instrument No. 20111129-0092633, in said Register's Office Tennessee.