BILL GARRETT, Davidson County
Trans:T20120018615 DEEDQC
Recvd: 03/14/12 10:56 3 pgs
Fees:17.00 Taxes:0.00
20120314-0021905

THIS INSTRUMENT PREPARED BY:
Curphey & Badger Law
28100 US Highway 19 North, Suite 300
Clearwater, Florida 33761
Brandon Marsh

Return To:
America's Reverse Title Inc
4033 Tampa Rd, Ste 103
Oldsmar, FL 34677 R-10565

QUIT CLAIM DEED

New Owner(s) Address and mail tax statements to:
DAVID PHILLIPY
641 OLD HICKORY BOULEVARD, UNIT 410
BRENTWOOD, TN 37027

Property Tax ID#: PARCEL ID NO. 171-03-0B-178.00

For and in consideration of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, DAVID PHILLIPY, married to CAROL PHILLIPY, as Grantor, and DAVID PHILLIPY and CAROL PHILLIPY, HUSBAND & WIFE, TENANTS BY THE ENTIRETY WITH RIGHTS OF SURVIVORSHIP as Grantee hereby conveys all right, title and interest that I may have in and to the following described real property located in DAVIDSON County, Tennessee, to wit:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"

Property Address: 641 OLD HICKORY BOULEVARD, UNIT 410, BRENTWOOD, TN 37027

Witness my hand this the 5 day of March, 2012.

David A. Phillipy
DAVID PHILLIPY

Carol B. Phillipy
CAROL PHILLIPY

STATE OF Tennessee)

COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named DAVID PHILLIPY and CAROL PHILLIPY, the Grantor, with whom I am personally acquainted (or who has both proved to me on the basis of satisfactory evidence), and who has acknowledged and executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 5 day of March, 2012.

Notary Public
My Commission expires: My comm. expires October 19, 2014

SHEILA A. WALKER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I hereby swear or affirm that to the best of my knowledge, information and belief that actual consideration for the transfer is $ 10.00.

David A. Phillipy
Affiant's Name

Subscribed and sworn to before me this the 5 day of March, 2012.

Notary
My Commission expires: My comm. expires October 19, 2014

SHEILA A. WALKER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Name and Address of Property Owner:

Name and Address of the Person or Entity Responsible for the Payment of the Real Property Tax:

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

"Exhibit A"

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 118 ON THE PLAN OF TOWNHOMES OF FREDERICKSBURG, PHASE 1, SECTION 4, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 9700, PAGE 648, IN THE REGISTRAR'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO DAVID PHILLIPY FROM DAVID A. PHILLIPY AND CAROL B. PHILLIPY BY DEED DATED MARCH 3, 2008 AND RECORDED MARCH 26, 2008 AS INSTRUMENT NO. 20080326-0030370 AND BY DEED TO DAVID A. PHILLIPY AND CAROL B. PHILLIPY FROM PULTE HOMES TENNESSEE LIMITED PARTNERSHIP BY DEED DATED OCTOBER 8, 1999 AND RECORDED OCTOBER 13, 1999 IN BOOK 11701 AT PAGE 439 AND RE-RECORDED OCTOBER 29, 1999 IN BOOK 11722 AT PAGE 141 IN THE ROD OFFICE OF DAVIDSON COUNTY, TENNESSEE.

PARCEL ID NO. 171-03-0B-178.00 CO