THIS INSTRUMENT WAS PREPARED BY: **HALLMARK TITLE COMPANY** **100 BLUEGRASS COMMONS BOULEVARD** **SUITE 115** **HENDERSONVILLE, TN 37075**	STATE OF **TENNESSEE** COUNTY OF **SUMNER** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$-0-**. E Randall Phillips II AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS 11 DAY OF April, 2012. Rebecca Campbell NOTARY PUBLIC MY COMMISSION EXPIRES: 1/26/16

Rebecca Campbell Notary Public State of Tennessee County of Sumner

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS:
Phillips Builders, LLC (NAME)	Same as new owner (NAME)	064-16-OE-059.00 CO
3000 Business Park Circle, Suite 300 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, We, **E. Phillips Development, LLC, a Tennessee Limited Liability Company,** "GRANTORS", by these presents, do hereby quitclaim and convey unto **Phillips Builders, LLC, a Tennessee Limited Liability Company,** hereinafter called "GRANTEE", its successors, heirs and assigns all of their rights, title and interests in and to a certain tract or parcel of land in **Davidson** County, State of **Tennessee**, described as follows, to-wit:

Land located in Davidson County, Tennessee, being all of Unit No. 59, in Building 16, as shown on the Site Layout, Exhibit Plat for the Townhomes of Truxton Village, attached as Exhibit A-1, to the Declaration of Covenants, Conditions, and Restrictions filed for record in Instrument No: 20061025-0132473, and amended in Instrument No. 20061106-0137656, and as amended in Instrument No. 20071105-0130490, Register's Office for said county, to which Plan reference is hereby made for a more complete description.

Being a portion of the same property conveyed to E. Phillips Development, LLC, a Tennessee Limited Liability Company by deed from Gilbert S. Merritt, Jr. dated June 13, 2005 and recorded on June 15, 2005 in Instrument No: 20050615-0068445, Register's Office, Davidson County, Tennessee.

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

This is **improved** property known as **561 Griffin Circle, Hermitage, TN 37076.**

BILL GARRETT, Davidson County
Trans:T20120027303 DEEDQC
Recvd: 04/16/12 08:27 1 pgs
Fees:12.00 Taxes:0.00
20120416-0032006

WITNESS my hand this 11 day of April, 2012.

E. Phillips Development, LLC
By: E. Randall Phillips II
E. Randall Phillips II, Member

Rebecca Campbell Notary Public State of Tennessee County of Sumner

STATE OF **TENNESSEE**
COUNTY OF **SUMNER**

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared E. Randall Phillips II, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be a Member of E. Phillips Development, LLC, the within named bargainor, and that He, as such member, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the Limited Liability Company by E. Randall Phillips II as such Member.

Witness my hand this 11 day of April, 2012.

Rebecca Campbell
Notary Public

My Commission Expires: 1/26/16