THIS INSTRUMENT PREPARED FROM
INFORMATION AND DOCUMENTS
PROVIDED BY THE PARTIES BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20120050882 DEEDQC
Recvd: 07/11/12 09:53 2 pgs
Fees:12.00 Taxes:0.00
20120711-0060743

ADDRESS NEW OWNER:
Michael E. Phipps
4070 Lake Parkway
Hermitage, TN 37076

SEND TAX BILLS:
New Owner

MAP-PARCEL:
Map 096-11A
Parcel 007.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee Michael E. Phipps and wife, Susan M. Phipps, his good and valuable considerations, the receipt of all of which is hereby expressly acknowledged, **James Deatrick, Jr.,** hereinafter called the Grantor, have bargained and sold, and do hereby quitclaim and convey unto **Michael E. Phipps and wife, Susan M. Phipps**, hereinafter called the Grantee, her heirs and assigns, all of our right title and interest in and to the following described tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Apartment 7-A on the Plan of Hickory Place Condominiums, a Horizontal Property Regime created under Title 66, Section 27-101, et seq., as amended Tennessee Code Annotated, and as established by a Master Deed from Frank C. Batson and wife, Judy W Batson, of record in Book 6472, Page 435, and re-recorded in Book 6476, Page 663, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in said Master Deed, reference is hereby made to the plat of Hickory Place Condominiums set forth as Exhibit "A" of said Master Deed, for a more complete identification and description of said Unit.

Being the same property conveyed to James Deatrick, Jr., by Deed, filed of record in Instrument No. 20120702-0057791, Register's Office for Davidson County, Tennessee.

This is improved property known as: 450 Stewart's Ferry Pike, Nashville, TN 37214.

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

IN WITNESS WHEREOF, I have hereunto set my hand this the 3rd day of July, 2012.

James Deatrick, Jr.

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James Deatrick, Jr. the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 3rd day of July, 2012.

NOTARY PUBLIC

JANELL L. JOHNSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 3/2/15

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater for this transfer is 0.

AFFIANT

Subscribed and sworn before me
this 3rd day of July, 2012.

NOTARY PUBLIC

JANELL L. JOHNSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 3/2/15