$12

40000 496598

This Instrument Prepared By:
Lee & Lee Attorneys at Law, PC
109 East Gay Street, 615-444-1312
Lebanon, Tennessee 37087

L&L# 2862-197

TAX BILLS and
ADDRESS OF NEW OWNER:
Ernest J. Phipps
5112 John Hager Road
Hermitage, TN 37076

MAP and Parcel Numbers:
087-09-0-041.00
and
087-13-0-069.00

BILL GARRETT, Davidson County
Trans:T20120062216 DEEDQC
Recvd: 08/21/12 08:24 2 pgs
Fees:12.00 Taxes:0.00
20120821-0075017

QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND LEE AND LEE ATTORNEYS SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT OR LEGAL AND/OR TAX RELATED COUNSEL.

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Ernest J. Phipps**, do hereby transfer and convey, remise and release and forever quitclaim unto **Ernest J. Phipps, Trustee of the Ernest J. Phipps Revocable Living Trust dated May 20, 2011**, his heirs and assigns, all right, title and interest in and to that certain tract or parcel of land described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 197, on the Plan of Valley Grove, Section 8, of record in Plat Book 5200, page 606, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Ernest J. Phipps by deed from Randall Howard dated June 16, 2011, and of record as Instrument No. 20110622-0047886, Register's Office for Davidson County, Tennessee. For further reference see also the Quitclaim Deed of record as Instrument No. 20110622-0047887, Register's Office for Davidson County, Tennessee, and the Scrivener's Affidavit of record as Instrument No. 20110713-0053569, Register's Office for Davidson County, Tennessee.

Included in this conveyance is the joint driveway easement of record in Book 6527, page 479, Register's Office for Davidson County, Tennessee.

AND

Land in Davidson County, Tennessee, being Lot No. 235, on the Plan of Valley Grove, Section 3, of record in Plat Book 5800, page 153, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Ernest J. Phipps by deed from Randall Howard dated June 16, 2011, and of record as Instrument No. 20110622-0047883, Register's Office for Davidson County, Tennessee. For further reference see also the Quitclaim Deed of record as Instrument No. 20110622-0047884, Register's Office for Davidson County, Tennessee, and the Scrivener's Affidavit of record as Instrument No. 20110713-0053570, Register's Office for Davidson County, Tennessee.

Ernest J. Phipps and Ernest James Phipps are one and the same person.

This is improved property known as 4556 & 4558 Brooke Valley Drive, Hermitage, Tennessee 37076 and 4620 & 4622 Forest Ridge Way Drive, Hermitage, Tennessee 37076. Possession is to be given on date of deed.

THIS INSTRUMENT and the interest hereby released and conveyed are subject to all taxes, restrictions, easements, ordinances and encumbrances as may affect the premises.

WITNESS our hands this the 13th day of August, 2012.

Ernest J. Phipps

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, Ernest J. Phipps, the 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.

WITNESS my hand and official seal at office this 13th day of August, 2012.

Carolyn S. Cathey
NOTARY PUBLIC

CAROLYN S. CATHEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 3-16-2013

* * * * * *

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value of this transfer is $ - 0 - .

AFFIANT

Subscribed and sworn to before me on this 13th day of August, 2012.

Carolyn S. Cathey
NOTARY PUBLIC

My Commission Expires: 3-16-2013

CAROLYN S. CATHEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY