BILL GARRETT, Davidson County
Trans:T20120097993 DEEDQC
Recvd: 12/21/12 15:34 4 pgs
Fees:22.00 Taxes:0.00
20121221-0118080

THIS INSTRUMENT PREPARED BY: **JEFFREY MOBLEY, atty.** **Howard Mobley Hayes & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4444**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is NONE. Affiant Subscribed and sworn to before me, this 18th day of December, 2012. Notary Public My Commission Expires:

DIANNE JAYNES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 8, 2016

Address new owners as follows:

William Keith Phillips and Nancy L. Phillips, tenants in common
2313 Woodmont Blvd.
Nashville, TN 37215

Send Tax Bills to:

SAME

Map-Parcel Numbers:

Map: 117-10
Parcel: 10

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, I, William Keith Phillips, Trustee of The Nancy L. Phillips Preservation Trust established on April 13, 2009, pursuant to my power under the trust to invade corpus for the benefit of the grantor and her family, do hereby remise, release and quitclaim unto William Keith Phillips and Nancy L. Phillips, as tenants in common (and not as tenants by the entirety and not as joint tenants with rights of survivorship), their respective heirs and assigns,

the tract of land described on Exhibit A attached hereto. Exhibit A is incorporated herein by this reference.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

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

WITNESS my hand this 18th day of December, 2012.

[THE REST OF THIS PAGE INTENTIONALLY LEFT BLANK. SIGNATURE PAGES FOLLOW.]

William Keith Phillips, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William Keith Phillips, Trustee, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office, this 18th day of December, 2012.

My Commission Expires: _____

DIANNE JAMES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 8, 2016

Notary Public

EXHIBIT A

Legal Description

Land lying in Davidson County, Tennessee, being a parcel of land fronting 200 feet on the southerly margin of Woodmont Boulevard, formerly Woodmont Avenue, being the westerly 170 feet of Lot No. 20 and a thirty foot strip of land adjoining thereto on the west thereof, in Block No. 4, on the Plan of "Woodmont Estates", as of record in Book 974, page 29, Register's Office for Davidson County, Tennessee, which land is more particularly described as follows:

BEGINNING at a point in the southerly margin of Woodmont Boulevard, formerly Woodmont Avenue, 123.7 feet westwardly from the northeast corner of Lot No. 20 in Block 4 on the plan of the "Woodmont Estates" and running thence south 7 degrees, fifteen minutes west 360 feet to the southerly margin of said Lot No. 20; thence westwardly along the southerly margin of said Lot No. 20, to the westerly margin of said Lot No. 20, and then continuing in the same line westwardly 30 feet to the westerly margin of Lot No. 16 in said Block No. 4; thence north 7 degrees 15 minutes east 360 feet to the southerly margin of Woodmont Boulevard; thence easterly along the southerly margin of said Woodmont Boulevard, 200 feet to the point of beginning. This tract of land includes the westerly 170 feet of Lot No. 20 and the thirty-foot strip of land lying between said Lot No. 20 and Lot No. 16 in said Block 4 on the Plan of "Woodmont Estates".

Being the same property conveyed to William Keith Phillips, Trustee of The Nancy L. Phillips Preservation Trust established on April 13, 2009, by deed from Nancy L. Phillips and William Keith Phillips, Trustees of the Nancy L. Phillips Living Trust established by the Revocable Trust Agreement of Nancy L. Phillips, dated September 15, 2005, of record as instrument No. 20090424-0037194, Register's Office for Davidson County, Tennessee.

This is improved property known as 2313 Woodmont Boulevard, Nashville, Tennessee 37215.