BILL GARRETT, Davidson County
Trans:T20120098679 DEEDQC
Recvd: 12/26/12 15:45 4 pgs
Fees:22.00 Taxes:0.00
20121226-0119001

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. Nancy L. Phillips Affiant Subscribed and sworn to before me, this 18th day of December, 2012. Dianne Jaynes Notary Public DIANNE JAYNES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires: My Commission Expires: MAR. 8, 2016

Address new owner as follows:	Send Tax Bills to:	Map-Parcel Numbers:
The Nancy Phillips 2012 Dynasty Trust c/o William Keith Phillips, Trustee 2313 Woodmont Blvd. Nashville, TN 37215	SAME	Map: 117-10 Parcel: 10

QUITCLAIM DEED

For and in consideration of love and affection as a gift, Nancy L. Phillips (the "Grantor") hereby remises, releases and quitclaims unto William Keith Phillips, Trustee of The Nancy Phillips 2012 Dynasty Trust dated November 21, 2012 (the "Grantee"), and to the Grantee's successors in trust and assigns, with full power to sell or encumber the property without the consent of any beneficiary, all of the Grantor's right, title and interest in and to a certain tract or parcel of land in the State of Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by 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 18 day of December, 2012.

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

Nancy L. Phillips

Nancy L. Phillips

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

Diane Jaynes

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.

Also being the same property conveyed to William Keith Phillips and Nancy L. Phillips as tenants in common by deed from William Keith Phillips, Trustee of The Nancy L. Phillips Preservation Trust established on April 13, 2009, of record as Instrument No. 20121221-0118080, Register's Office for Davidson County, Tennessee.

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