#16556

Return to:
Advantage Title and Escrow, Inc
3325 Aspen Grove Dr
Suite 104
Franklin, TN 37067

This document prepared from information furnished by the parties and no title search was performed

PREPARED BY:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

BILL GARRETT, Davidson County
Trans:T20130010251 DEEDQC
Recvd: 02/06/13 11:42 2 pgs
Fees:12.00 Taxes:0.00
20130206-0012336

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:
THE AC TUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THE HEREIN TRANSFER IS $-0-

Elaine Williams
AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 24th DAY OF January, 2013.

Mary Birthright
NOTARY PUBLIC
MY COMMISSION EXPIRES: 11-3-15

ADDRESS NEW OWNER:
Pandora Sue Winfrey-Lyle
7332 Swift Road
Goodlettsville, TN 37072

SEND TAX BILLS TO:
SAME AS NEW OWNER

TAX MAP/PARCEL
061-11-0-13.00

QUITCLAIM DEED

For and in consideration of the sum of One (1.00) Dollar, cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged I, **CLAYTON L. PHILLIPS**, these presents do hereby quitclaim and convey unto **PANDORA SUE WINFREY-LYLE,** all of my right, title and interest in and to the following described parcel of land in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being known as Lot No. 18, in the Phillips Subdivision of Lot 42 in McMahan's Subdivision as of record in Book 547, Page 78, recorded May 4, 1953 in Book 2083, Page 41, Register's Office fir Davidson County, Tennessee, described as follows: Beginning in the common corner of Lot 18 and 19 in the Westerly margin of Burrus (Richland) Street, then north 0 degrees 04' 30" west 75 feet to the radius point of the intersection of Burrus Street and McMahan Avenue; thence with an arc (25 ft. radius) 39.27 feet in a northerly and westerly direction to the end of said arc; thence north 89 degrees 42' west 111.04 feet with the southerly margin of McMahan Avenue to the beginning of a curve; thence with the curve (120.76 feet radius) 81.09 feet in a westerly and southwesterly direction to the common corner of Lot 17 and 18; thence in a southeasterly direction with Lot line 17 and 18, 90 feet, more or less, to the northwest corner of Lot 19; thence south 89 degrees 42' east 157.5 feet to the point of beginning.

Being the same property conveyed to Phillips and wife, Audrey V. Phillips by deed from Charles Phillips and wife, Gladys H. Phillips of record in Book 2151, Page 617, Register's

Office for Davidson County, Tennessee. The said Audrey V. Phillips a/k/a Audrey A. Phillips having predeceased Dexter C. Phillips. Dexter C. Phillips having died testate as evidence by Probate file 09P1456 Probate Clerk's Office for Davidson County, Tennessee. Said property was devised to Clayton L. Phillips and Pandora Sue Winfrey under Article II Clayton L. Phillips disclaimed his interest under the Estate of Dexter C. Phillips, deceased, as set out in probate file instrument filed February 28, 2011. Pandora Sue Winfrey conveyed property to Pandora Sue Winfrey by Executrix's Quitclaim Deed of record in Instrument No. 20110304-0017378, Register's Office for Davidson County, Tennessee.

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

Witness my hand and seal on this the 22 day of January, 2013.

Clayton L Phillips

CLAYTON L. PHILLIPS

State of Virginia)
County of Prince William)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **CLAYTON L. PHILLIPS**, the within named 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, at office, this 22 day of January, 2013.

SUSAN SCHWAMBERGER
NOTARY PUBLIC
REGISTRATION # 7524740
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES
DECEMBER 31, 2016

Susan Schwamberger

Notary Public

My commission expires: December 31, 2016