Davidson County DEEDQC
Recvd: 02/11/13 09:33 5 pgs
Fees:27.00 Taxes:0.00
20130211-0013725

Commitment Number: 12275726

After Recording, Return To:

This instrument prepared by:
Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170 and Thomas Granville McCroskey, Esq., Tennessee Bar Number: 015569.

New Property Owner/Mail Tax Statements To:
Mary B. Maloney Philip and **Chris Philip, 4184 Blueberry Hill Road, Nashville, TN 37218**

EXEMPT: Transfer for no consideration Sec. 67-4-409(a)(4)

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 03800003300

January 28, 2013 **QUITCLAIM DEED**

Chris Philip and **Mary B. Maloney nka Mary B. Maloney Philip**, husband and wife, hereinafter grantors, of **Davidson County, Tennessee**, for $0.00 and the correction of the public record as to marital status and her name in consideration paid, grant and quitclaim to **Mary B. Maloney Philip** and **Chris Philip**, as joint tenants, for their joint lives, with the remainder to the survivor of them, hereinafter grantees, whose tax mailing address is **4184 Blueberry Hill Road, Nashville, TN 37218** with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

The following described real property situate in Davidson County, Tennessee, described as follows:

Beginning at an iron pipe stake on the northeasterly margin of Blueberry Hill Road at the northwest corner of the property conveyed to Clyde G. England and wife, by deed Gilbert Katha and wife, of record in Book 2249, page 509, Register's Office for said County, thence with said England's northern boundary line north 62 degrees east 74 poles to an iron stake; thence north 87 degrees west 43 poles to a pipe stake; thence south 38 degrees west 4 poles; thence north 78-1/3 degrees west 46 poles to the easterly (Hickory Tree) margin of said Road; thence with same southwardly 18.4 poles to a stake south 38 degrees east 9.6 poles and south degrees east 18 poles to a stake south 30 degrees east 7.3 poles to the beginning.

Included in this description, but not excluded from the property conveyed by this policy and excluded from the subject conveyance is the following:

Beginning on the easterly margin of Blueberry Hill Road at the intersection of the same and a point in th southern boundary line of the property conveyed to G. S. Crowe et al, by deed from the National Life and Accident Insurence Company, or record in Book 2692, page 388, Register's Office for said County; thence with said Crowe's southern boundary line south 78 degrees 20' east 413.6 feet thence south 27 degrees 10' west 427.4 feet to the northeasterly margin of Blueberry Hill Road; thence with the same north 54 degrees west 62.6 feet, north 38 degrees west 158.4 feet and 12 degrees west 303.6 feet to the beginning. containing 2.3 acres, more or less.

Being that parcel of land conveyed to Mary B. Maloney, unmarried and Chris Philip, unmarried, as joint tenants with right of survivorship from Clifford Wayne Lindsay and Shannon Lindsay, husband and wife by that deed dated 7/30/2008 and recorded 8/7/2008 in deed Instrument No. 2008087-0081513 of the Davidson County, TN public registry.

Tax ID# 03800003300

Property Address is: 4184 Blueberry Hill Road, Nashville, TN 37218

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

Executed by the undersigned on January 28, 2013:

Mary B. Maloney nka Mary B. Maloney Philip

Mary B. Maloney nka Mary B. Maloney Philip

Chris Philip

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on January 28, 2013 by **Mary B. Maloney nka Mary B. Maloney Philip** and **Chris Philip** who are personally known to me or have produced TN Driver License as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

CAROL B. CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

Maximum principal indebtedness for Tennessee recording tax purposes is 0.00.
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of Tennessee
County of Davidson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $0.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 28th day of January, 2013.

CAROL B. CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

(Seal)

Affiant Mary B Maloney Philip

Mary B Maloney Philip
Print Name

Notary Public

My commission expires:
2/28/2016

Carol B. Christian
Print Name

4184 Blueberry Hill Road Nashville, TN 37218

True Copy Certification

I, Catherine Robinette, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of North Carolina

County of Mecklenburg

Personally appeared before me, Glenda B. Montgomery, a notary public for this county and state, Catherine Robinette who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 7/31/2017

Notary' Seal (if on paper)

GLENDA B. MONTGOMERY
Notary Public, North Carolina
Mecklenburg County
My Commission Expires
July 31, 2017