BILL GARRETT, Davidson County
Trans:T20130032393 DEEDQC
Recvd: 04/19/13 12:31 3 pgs
Fees:22.00 Taxes:0.00
20130419-0039190

QUITCLAIM DEED

FROM: BETTYE M. BONNER AND RICKY K. BONNER) **FROM: MICHAEL J. PHILBIN, TRUSTEE**

TO: MICHAEL J. PHILBIN, TRUSTEE) **TO: Ricky K. Bonner and wife, Elaine F. Bonner**

Name and Address of New Owner	Name and Address of Persons or of Entity Responsible for Payment of Property Taxes	Map – Parcel Number(s)
Ricky K. Bonner and Elaine F. Bonner 702 Marswen Drive Nashville, TN 37216	**SAME**	61-2-35

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and for the express purpose of creating a tenancy by the entirety in **Ricky K. Bonner and Elaine F. Bonner**, We, **Bettye M. Bonner and Ricky K. Bonner,** do hereby convey, remise, release and quitclaim unto **Michael J. Philbin, Trustee**, his successors and assigns, the following described parcel of land in **Davidson** County, Tennessee:

LAND in Davidson County, Tennessee, being Lot No. 275 on the Plan of Gra-Mar Acres, Section VII, of record in Book 2331, page 80, Register's Office for said County, to which plan reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Bettye M. Bonner and Ricky K. Bonner by Deed from Helen V. Vick and husband, Robert D. Vick Sr. of record in Book 7872, page 152 Register's Office for Davidson County, Tennessee dated June 20th, 1989.

This is improved property also known as 702 Marswen Drive, Nashville, TN 37216.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

Encumbrances of record include but may not be limited to (1) Deed of Trust of record in Book 7534, page 680 RODC. It is possible that through an inadvertent error on the part of the Noteholder this Deed of Trust was not released. It may no longer be enforceable but is being shown nevertheless; (2) Deed of Trust recorded as Instrument No. 200100723-0057797 and Modified in Instrument No. 20110331-0024787 RODC.

And now, I, the said **Michael J. Philbin, Trustee**, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby convey, remise, release and forever quitclaim unto Ricky K. Bonner and wife, Elaine M. Bonner, as tenants by the entirety, their respective heirs and assigns, the same property hereinabove described and set forth, to which reference is hereby made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

WITNESS our hands this 18th day of April, 2013.

Bettye M. Bonner

Bettye M. Bonner

Ricky K. Bonner

Ricky K. Bonner

Michael J. Philbin, Trustee

Michael J. Philbin, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Bettye M. Bonner and Ricky K. Bonner, the bargainors with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 18th day of April, 2013.

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 6, 2015

Notary Public

Shannon Philbin

Printed Name of Notary

My Commission Expires: 7-6-15

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 Michael J. Philbin, Trustee, 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 Nashville, Tennessee, this 19th day of April, 2013.

ANTHONY N. GRECO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Anthony N. Greco
My Commission Expires
October 18, 2016
STATE OF TENNESSEE

Anthony N. Greco

Notary Public

Anthony N. Greco

Printed Name of Notary

My Commission Expires: 10-18-16

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ - 0 -

Affiant

Subscribed and sworn to before me, this 18th day of April, 2013.

Notary Public

ANTHONY N. GRECO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Anthony N. Greco
My Commission Expires
October 18, 2016
STATE OF TENNESSEE

Anthony N. Greco
Printed Name of Notary

My Commission Expires:

This instrument prepared by:
Michael J. Philbin, P.C.
2021 Richard Jones Road, Suite 220
Nashville, TN 37215