Davidson County DEEDQC
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Fees:22.00 Taxes:0.00
20130520-0050578

This instrument prepared by:
Leila Hansen, Esq.
9041 South Pecos Road, Suite 3900
Henderson, Nevada 89074
PH: 702-736-6400

QUITCLAIM DEED

TITLE OF DOCUMENT

ADDRESS NEW OWNER AS FOLLOWS:	**MAIL TAX STATEMENT TO:**	**MAP PARCEL NUMBERS:**
James H. Phillips , et al	James H. Phillips , et al	Map/Parcel:
3615 Fairmeade Drive	3615 Fairmeade Drive	05812001400
Nashiville, Tennessee 37218	Nashiville, Tennessee 37218	

FOR AND IN CONSIDERATION of ONE AND NO/100 DOLLAR ($1.00), cash in hand paid by the grantee, the receipt and sufficiency of which is hereby acknowledged, **James H. Phillips and Constance F. Phillips, husband and wife** by these presents do hereby quitclaim and convey unto the said **James H. Phillips and Constance F. Phillips, husband and wife and Phyllis Phillips, an unmarried woman as tenants in common**, Grantees herein, their successors and assigns, all their right, title and interest in and to the following certain real estate in **Davidson** County, **Tennessee**, described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 26 ON THE PLAN OF FAIRMEADE ACRES, AS OF RECORD IN BOOK 3700, PAGE 52, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT FRONTS 106 FEET ON THE SOUTHERLY SIDE OF FAIRMEADE DRIVE AND RUNS BACK 322.9 FEET ON THE EASTERLY LINE AND 315.80 FEET ON THE WESTERLY LINE, TO A DEAD LINE IN THE REAR AND MEASURES 147.1 FEET.

The express purpose of this conveyance is to add co-owner to title.

Being the same property conveyed to James H. Phillips and wife, Constance F. Phillips by Deed from Willie C. King and wife, Artelia W. King of record in Book 4567, Page 923, said Register's Office.

This is unimproved ( ) property known as 3615 Fairleader Drive, Nashville, Tennessee 37218
Improved ( )

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness our hand this 26th day of October, 2012, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

James H. Phillips, Sr

Constance F. Phillips

ACKNOWLEDGMENT

STATE OF Tennessee)
COUNTY OF Davidson) ss

Personally appeared before me, Gloria M. Jackson, a Notary Public in and for said County and State, **James H. Phillips and Constance F. Phillips** the within named bargainor, individual(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Given under my hand and official seal of office at 3615 Fairmeade Dr. this 26 day of October, A.D., 2012.

NOTARY STAMP/SEAL

GLORIA M. JACKSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

Notary Commission Expires: March 4, 2013

AFFIDAVIT OF VALUE

STATE OF Tennessee)
COUNTY OF Davidson)

I, or we, hereby swear or affirm that to the best of affiants knowledge, Information, and belief, the actual consideration for this transfer is $ $1.00.
Subscribed and sworn to before me this the 26 day of October, 2012.

(Affix Seal)

Affiant

Notary Public

My Commission Expires: March 4, 2013

GLORIA M. JACKSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Exhibit "A"
Legal Description

ALL THAT CERTAIN PARCEL OF LAND SITUATED IN THE CITY OF NASHVILLE, COUNTY OF DAVIDSON, STATE OF TENNESSEE, BEING KNOWN AND DESIGNATED AS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 26 ON THE PLAN OF FAIRMEADE ACRES, AS OF RECORD IN BOOK 3700, PAGE 52, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT FRONTS 106 FEET ON THE SOUTHERLY SIDE OF FAIRMEADE DRIVE AND RUNS BACK 322.9 FEET ON THE EASTERLY LINE AND 315.80 FEET ON THE WESTERLY LINE, TO A DEAD LINE IN THE REAR AND MEASURES 147.1 FEET.

BEING THE SAME PROPERTY CONVEYED TO WILLIE C. KING AND WIFE, ARTELIA W. KING BY DEED FROM G. DANIEL MILLER AND WIFE, HAZEL S. MILLER AS OF RECORD IN BOOK 4333, PAGE 196, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY AS CONVEYED FROM WILLIE C. KING AND WIFE, ARTELIA W. KING TO JAMES H PHILLIPS AND WIFE, CONSTANCE F PHILLIPS AS SET FORTH IN BOOK 4567 PAGE 923 DATED 01/07/1972 AND RECORDED 01/11/1972, DAVIDSON COUNTY RECORDS, STATE OF TENNESSEE.

Tax ID: 05812001400

True Copy Certification

I, Kara Crees, 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 orginal document executed and authenticated according to law.

Kara Crees
Signature

State of PA

County of Beaver

Personally appeared before me, Melanie Miller, a notary public for this county and state, Kara Crees who acknowledge that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Melanie Miller, Notary Public
Hopewell Twp., Beaver County
My Commission Expires April 27, 2014
Member, Pennsylvania Association of Notaries

My Commission Expires: 4-27-2014
Notary Seal (If on Paper)