BILL GARRETT, Davidson County
Trans:T20130067115 DEEDQC
Recvd: 08/05/13 15:40 1 pgs
Fees:12.00 Taxes:0.00

20130805-0081905

THIS INSTRUMENT WAS PREPARED BY: **HALLMARK TITLE COMPANY** **100 BLUEGRASS COMMONS BOULEVARD** **SUITE 115** **HENDERSONVILLE, TN 37075**	STATE OF TENNESSEE COUNTY OF SUMNER THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-. AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS 31ST DAY OF JULY, 2013. NOTARY PUBLIC MY COMMISSION EXPIRES:

Rebecca Campbell Notary Public State of Tennessee County of Sumner

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS:
Phillips Builders, LLC	Same as new owner	085 04 0A 261.00 CO
(NAME)	(NAME)	
3000 Business Park Circle, Suite 300		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, We, **E. Phillips Development, LLC, a Tennessee Limited Liability Company,** "GRANTORS", by these presents, do hereby quitclaim and convey unto **Phillips Builders, LLC, a Tennessee Limited Liability Company,** hereinafter called "GRANTEE", its successors, heirs and assigns all of their rights, title and interests in and to a certain tract or parcel of land in **Davidson** County, State of **Tennessee**, described as follows, to-wit:

Being Lot No. 261 on the Final Plat of The Reserve at Stone Hall (formerly Eversong at Ravenwood), Phase 1, Section 2c, a planned unit development, of record in Instrument No. 20130117-0005495, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being part of the same property conveyed to E. Phillips Development, LLC by deed from FWB Investments, L.L.C., dated July 28, 2006 and recorded on August 1, 2006 in Instrument No. 20060801-0093487, Register's Office, Davidson County, Tennessee.

Second Amended and Restated Declaration of Restrictive Covenants for The Reserve at Stone Hall of record in Instrument No. 20120202-0009628, and Supplementary Declaration of record in Instrument No. 20120207-0011118, said Register's Office.

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

This is **improved** property known as **4513 Riversong Drive, Hermitage, TN 37076**

WITNESS my hand this 31st day of July, 2013.

E. Phillips Development, LLC
By: _____
E. Randall Phillips, II, Member

Rebecca Campbell Notary Public State of Tennessee County of Sumner

STATE OF **TENNESSEE**
COUNTY OF **SUMNER**

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared E. Randall Phillips, II, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be a Member of E. Phillips Development, LLC, the within named bargainor, and that he, as such member, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the Limited Liability Company by E. Randall Phillips, II as such Member.

Witness my hand this 31st day of July, 2013.

_____
Notary Public

My Commission Expires: _____