BILL GARRETT, Davidson County
Trans:T20130099469 DEEDQC
Recvd: 11/22/13 16:21 2 pgs
Fees:12.00 Taxes:0.00
20131122-0120649

This Instrument Was Prepared By and Return to:
Law Office of Andrew F. Tucker
385 Second Ave., Suite 1
Dayton, TN 37321

| Address of New Owner: | Send Tax Bills To: | Map Parcel Number |
|---|---|---|
| Eddie Jackson CPA, PC<br>1218 Murfreesboro Pike, Suite 100<br>Nashville, TN 37217 | SAME | 135-11-C/30 CO |

## QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that **THE PHOENIX GROUP, INC.**, Grantor, for and in consideration of the sum of Ten and No/100 Dollars ($ 10.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto **EDDIE JACKSON, CPA, PC**, her heirs and assigns, her entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee described as follows:

LOCATED IN DAVIDSON COUNTY, TENNESSEE:

BEING Unit No. 30 on the Plan of Nashboro Village, Tract 18, Phase One of record in Book 9700, Page 968, amended in Book 11700 Page 48, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description thereof.

This property is conveyed subject to all valid restrictive covenants and easements, if any, of record.

SUBJECT TO Any governmental zoning and/or subdivision ordinance or regulation in effect thereon.

BEING the same property conveyed to Grantor by Deed from Kelli Caldwell, dated January 31, 2008, and of record in Instrument No. 20080512-0048434, in the Register's Office for Knox County, Tennessee.

TAXES for the year 2013 are to be assumed by the Grantee(s) herein.

This instrument was prepared from the information provided by Grantor and Grantee. Neither the Law Office of Andrew F. Tucker, nor Andrew F. Tucker makes any representation as to the accuracy of the description used herein or the status of title conveyed.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

With all rights, member and appurtenances to the said described premises in anywise appertaining or belonging.

IN WITNESS WHEREOF, the said party of the first part has hereunto set his hand this the 22 day of November, 2013.

**THE PHOENIX GROUP, INC.**

By: EDDIE W. JACKSON
Its: PRESIDENT

STATE OF TENNESSEE )
)
COUNTY OF Davidson )

Personally appeared before me, the undersigned, a notary public of said county and state Eddie Jackson, with who I am personally acquainted, or provided to me on the basis of satisfactory evidence, and who, upon oath, acknowledged such person to be the President of The Phoenix Group, Inc, the within named bargainor, a Tennessee corporation, and that such person as such President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation as President.

Witness, this the 22ND day of November, 2013

Bradley Val Buxton
NOTARY PUBLIC

BRADLEY VAL BUXTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

5/08/13
My Commission Expires

STATE OF TENNESSEE )
)
COUNTY OF Davidson )

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Eddie W. Jackson
AFFIANT

Subscribed and sworn to before me, this the 22ND day of November, 2013.

Bradley Val Buxton
NOTARY PUBLIC

BRADLEY VAL BUXTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: 5/08/13