Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Phyllis A. Jelks, unmarried and Joni Y. Jelks, now known as Joni Yvonne Phillips, joint tenants with right of survivorship,** hereinafter called the **Grantor,** by these presents does hereby quitclaim, transfer and convey unto **Joni Yvonne Phillips and Andrew Ray Phillips, wife and husband,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Rutherford County, Tennessee, described as follows: **To Wit:**

Being Lot Number 89, on the Plan of First Revision to the Final Plat of Meadow Woods, Phase I, of record in Plat Book 9700, page 519, amended in Plat Book 9700, page 570, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Phyllis A. Jelks, unmarried, and Joni Y. Jelks, unmarried, joint tenants with right of survivorship, by deed from Butler Construction, LLC, dated June 18, 1999, of record in Book 11537, page 973, Register's Office for Davidson County, Tennessee. Joni Y. Jelks is now married to Andrew Ray Phillips and is now known as Joni Yvonne Phillips.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 1104 Pin Oak Drive, Antioch, TN 37013.

WITNESS THE EXECUTION HEREOF this 26th day of December, 2013.

Phyllis A. Jelks

Joni Y. Jelks now known as Joni Yvonne Phillips

BILL GARRETT, Davidson County
Trans:T20140000303 DEEDQC
Recvd: 01/02/14 14:03 2 pgs
Fees:12.00 Taxes:0.00
20140102-0000403

State of Tennessee)
County of Davidson

On this 26th day of December, 2013, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Phyllis A. Jelks, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5-8-17

KENNETH M. BALLEW STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

State of Tennessee)
County of Davidson

On this 26th day of December, 2013, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Joni Y. Jelks now known as Joni Yvonne Phillips, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5-8-17

KENNETH M. BALLEW STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

State of Tennessee)
County of Davidson

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 0. 00

Affiant

Sworn and subscribed before me on this the 26th day of December, 2013.

Notary Public

My Commission Expires: 5-8-17

KENNETH M. BALLEW STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Joni Yvonne Phillips	Gardner Financial Services, LTD	164-12-42
1104 Pin Oak Drive	3503 Paesanos Parkway	
Antioch, TN 37013	San Antonio, TX 78231	