BILL GARRETT, Davidson County
Trans:T20140009469 DEEDQC
Recvd: 02/10/14 13:33 2 pgs
Fees:17.00 Taxes:0.00
20140210-0011598

THIS INSTRUMENT PREPARED BY:
MICHAEL J. PHILBIN, P.C.
2021 RICHARD JONES ROAD
SUITE 220
NASHVILLE, TN 37215-2860

QUITCLAIM DEED

FROM:	)	**FROM:**
	)	
RICHARD W. KINDALL	)	**MICHAEL J. PHILBIN, TRUSTEE)**
	)	
TO:	)	**TO:**
	)	
MICHAEL J. PHILBIN, TRUSTEE	)	**RICHARD W. KINDALL AND WIFE, KIMBERLEY C. KINDALL**

Name and Address of New Owner	Name and Address of Persons or of Entity Responsible for Payment of Property Taxes	Map – Parcel Number(s)
RICHARD W. KINDALL 2017 WOODLAKE COURT NASHVILLE, TN 37214	RICHARD W. KINDALL 2017 WOODLAKE COURT NASHVILLE, TN 37214	**108120B10600CO**

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 making a reconveyance to create a tenancy by the entirety, I, **Richard W. Kindall**, hereby convey, remise, release and quitclaim all of my interest unto **Michael J. Philbin, Trustee,** his successors and assigns, the following described tract/parcels of land in Davidson County, Tennessee:

Being Lot No. 34, Phase 1-A, Section Three, on the Plan of Harborview, as of record in Plat Book 6200, Page 783. Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Richard W. Kindall, unmarried, by deed from M. Scott Patton and wife, Valerie C. Patton, dated October 28, 2013 and filed for record October 30, 2013 in Instrument No. 20131030-0112777, Register's Office for Davidson County, Tennessee.

This is improved property known as 2017 Woodlake Court, Nashville, TN 37214.

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.

And now, I, the said **Michael J. Philbin, Trustee,**, 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 **Richard W. Kindall and wife, Kimberley C. Kindall**, their heirs and assigns, the same property hereinabove described to which reference is hereby made, and said property is conveyed 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.

WITNESS our hands this 6th day of February, 2014.

Richard W. Kindall

Michael J. Philbin, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared **Richard W. Kindall**, 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 as his free act and deed for the purposes therein contained.

Witness, my hand and official seal at Nashville, Tennessee, this the 6th day of February, 2014.

MY COMMISSION EXPIRES: 3-3-14 NOTARY PUBLIC

EMILY C. MAY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 3, 2014

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared **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 as his free act and deed for the purposes therein contained.

Witness, my hand and official seal at Nashville, Tennessee, this the 6th day of February 2014.

MY COMMISSION EXPIRES: 3-3-14

NOTARY PUBLIC

EMILY C. MAY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 3, 2014

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 6th day of February, 2014.

MY COMMISSION EXPIRES: 3-3-14

NOTARY PUBLIC

EMILY C. MAY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 3, 2014