This instrument prepared by:
MATT GRAHAM

6 CAMPUS CIR, 1ST FLOOR
WESTLAKE, TX 76262
817.699.5021 EXT 5021

File No.: **7555551n**

Davidson County	DEEDQC
Recvd: 02/13/14 08:53	5 pgs
Fees:27.00 Taxes:0.00	
20140213-0012667	

QUIT CLAIM DEED

THIS INDENTURE, made and entered into as of the **JAN 31, 2014**, by and between **MICHAEL I PHILLIPS AND CATHERINE M. PHILLIPS, HUSBAND AND WIFE WHO ACQUIRED TITLE AS MICHAEL I PHILLIPS AND CATHERINE M. RIEHEMAN, BOTH UNMARRIED**, party of the first part, and **MICHAEL I PHILLIPS AND CATHERINE M. PHILLIPS, HUSBAND AND WIFE**, party of the second part.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, the party of the first part does hereby bargain, sell, release, remise, quit claim and convey unto the party of the second part, the following described real estate, situated in the City of **GOODLETTSVILLE**, County of **Davidson**, State of Tennessee and being more particularly described on Exhibit "A" attached hereto and incorporated herein by reference.

Being the same property conveyed to the party of the first part by **09/04/2008** Deed of record in: Book **N/A**, Page No. **N/A** or Instrument No.: **20080904-0090636** in said Registor's office.

X The property is improved with an address of: **210 E End Rd, GOODLETTSVILLE, Tennessee 37072**

The property is unimproved.

IN WITNESS WHEREOF, the party of the first part has executed this instrument as of the day and year first above written.

WHEN RECORDED, RETURN TO:
FIRST AMERICAN TITLE INSURANCE CO.
1100 SUPERIOR AVENUE, SUITE 200
CLEVELAND, OHIO 44114
NATIONAL RECORDING

MICHAEL I PHILLIPS

CATHERINE M. PHILLIPS

STATE OF **Tennessee**

COUNTY OF **Davidson**

Personally appeared before me, maria martocci (name of notary public), **MICHAEL I PHILLIPS AND CATHERINE M. PHILLIPS**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand at office, this Jan. 31st 2014.

maria martocci
Notary Public

My Commission Expires: 05·08·2017

MARIA MARTOCCI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2017

STATE OF **Tennessee**

COUNTY OF **Davidson**

I hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this the 31st February 2014

Notary Public

My Commission Expires:

DANA L. CEREIJO
Notary Public - State of Florida
My Comm. Expires Jan 28, 2018
Commission # FF 069587

(SPACE BELOW THIS LINE FOR STATISTICAL AND RECORDING DATA ONLY)

TAX PARCEL NO.:
002 00 0 036.00

NAME AND ADDRESS OF A PROPERTY OWNER:
MICHAEL I PHILLIPS AND CATHERINE M. PHILLIPS
210 E End Rd
GOODLETTSVILLE, TENNESSEE 37072

NAME AND ADDRESS OF THE PERSON OR ENTITY
RESPONSIBLE FOR THE PAYMENT OF THE REAL PROPERTY TAXES
Michael I. Phillips and Catherine M. Phillips
210 E. End Rd
Goodlettsville, TN 37072

EXHIBIT 'A'

TRACT ONE:

BEING A TRACT OF LAND IN THE 10TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, AND BEING DESCRIBED AS FOLLOWS:

BEGINNING AT AN NAIL AND SHINER IN A LOCUST STUMP ON THE SOUTHERLY MARGIN OF EAST END ROAD, SAID STUMP BEING 260 FEET MORE OR LESS AS MEASURED ALONG SAID EAST END ROAD MARGIN FROM NECIE PATTERSONS' NORTHWEST CORNER (DB 5931, PAGE 475, RODCT); THENCE S 23° 00' 35" E, 764.89 FEET TO A SET IRON PIN IN THE NORTH LINE OF PAULINE MASON (DB4709, PAGE 328, RODCT); THENCE WITH SAID MASON'S NORTH LINE, N 77° 30' 29" W, 300.00 FEET TO A SET IRON PIN, CORNER TO H.L. ADAMS (DB 1236, PAGE 632, RODCT); THENCE WITH SAID ADAMS WEST LINE N 23° 02' 38" E, 809.44 FEET TO A SET IRON PIN ON THE SOUTHERLY MARGIN OF SAID EAST END ROAD; THENCE WITH SAID MARGIN AND CURVE TO THE LEFT (I=60° 53' 14", R=215.98 FEET, LC=218.88 FEET, CB=S 61° 54' 09" E), 229.52 FEET TO A POINT; THENCE SOUTH 88° 09' 59" E, 82.00 FEET TO THE POINT OF BEGINNING.

TRACT TWO:

BEING A TRACT OF LAND IN THE 10TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, AND BEING DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN IN THE SOUTHERLY MARGIN OF EAST END ROAD IN THE WEST LINE OF NECIE W. PATTERSON (B5931, PAGE 475, RODCT) SAID PIN BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE WITH SAID PATTERSON'S WEST LINE SOUTH 01° 17' 21" E, 782.81 FEET TO AN EXISTING STONE IN THE NORTH LINE OF PAULINE MASON (B4709, PAGE 328, RODCT); THENCE, WITH SAID MASON'S NORTH LINE, N 77° 30' 29" W, 632.15 FEET TO A SET IRON PIN; N 23° 00' 35" E, 764.89 FEET TO A NAIL AND SHINER IN A LOCUST STUMP ON THE SOUTHERLY MARGIN OF SAID EAST END ROAD; THENCE WITH SAID MARGIN S 88° 09' 59" E, 47.61 FEET TO A POINT; THENCE WITH A CURVE TO THE RIGHT, (I=21° 37' 08" , R=691.20 FEET, LC=259.26, CB=S 77° 22' 58" E), 260.80 FEET TO THE POINT OF BEGINNING.

Being all of that certain property conveyed to MICHAEL I PHILLIPS AND CATHERINE M. RIEHEMAN, BOTH UNMARRIED from LYNN KIRKPATRICK AND WIFE CAROL KIRKPATRICK, by deed dated September 02, 2008 and recorded September 04, 2008 in INSTRUMENT NO. 20080904-0090636 of official records.

Commonly known as: 210 E End Rd, GOODLETTSVILLE, TN 37072

APN #: 002 00 0 036.00

PHILLIPS
47219899 TN
FIRST AMERICAN ELS
QUIT CLAIM DEED

True Copy Certification

I, Ray Goddard, 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 original document executed and authenticated according to law.

Signature _____

State of Ohio

Count of Cuyahoga

Personally appeared before me, Tiffany Washington, notary public for this county and state, Ray Goddard who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

_____
Notary's Signature

My Commission Expires: Dec 16, 2016

Notary Seal

