BILL GARRETT, Davidson County
Trans:T20140022490 DEEDQC
Recvd: 04/03/14 11:27 2 pgs
Fees:12.00 Taxes:0.00



20140403-0027736

Address New Owner(s)
Ray P. Presley
744 Rolling Fork Drive
Brentwood, Tennessee 37027

Send Tax Bills to:
Ray P. Presley
744 Rolling Fork Drive
Brentwood, Tennessee 37027

Map & Parcel Nos.:
142-02-0-226.00

Prepared by: Limestone Title + Escrow
Maryland Farms
Brentwood, Tennessee
37027

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), and other good and valuable consideration, receipt of which is hereby acknowledged, I, **John R. Phillips** ("Grantor") do hereby quitclaim and convey unto **Ray P. Presley** ("Grantee") , their heirs and assigns, all of my Grantor's right, title and interest in and to a certain tract or parcel of land located in **Davidson** County Tennessee and described as follows:

Described property located in Davidson County, Tennessee to wit:

Lot Number 253 on the Plan of Cross Timbers Subdivision, Section 5, of record in Book 4175, Page 115, Register's Office of said County.

Said Lot Number 253 fronts 85 feet on the northerly side of Harness Drive and extends back between lines, 176.8 feet on the easterly side and 176.9 feet on the westerly line , to a line in the rear measuring 85 feet thereon.

Being the same property conveyed to Ray P. Presley, by substitute deed from Joe M. Kirsch, substitute Trustee, of record in Instrument No. 20040329-003s4611, Register's office for Davidson County, Tennessee. Also, being the same property conveyed to John R. Phillips by deed recorded as Instrument # 20110503-0033622, RODC., Tn.
This is improved property known as 7448 Harness Drive, Nashville, Tn. 37221.

THIS INSTRUMENT WAS PREPARED BASED ON INFORMATION PROVIDED BY THE PARTIES, WITH NO INDEPENDENT TITLE SEARCH HAVING BEEN CONDUCTED. PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE AND DOES NOT REPRESENT EITHER PARTY IN THIS TRANSACTION. ALL PARTIES ARE ADVISED TO SEEK THE ADVICE OF LEGAL COUNSEL OR THEIR CHOICE PRIOR TO EXECUTING THIS INSTRUMENT.

THE ATTACHED LEGAL DESCRIPTION WAS TAKEN FROM THE PREVIOUS DEED AND INFORMATION PROVIDED BY THE GRANTEE, WITH NO CURRENT SURVEY BEING DONE. THE PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE NOR THE ACCURACY OF THE LEGAL DESCRIPTION BY THIS INSTRUMENT.

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

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on the 3rd **Day of** April, **2014.**

John R Phillips

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Brooke Smith a Notary Public in and for said state and county, John R. Phillips, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office the 3rd day of April, 2014

NOTARY PUBLIC

My commission Expires: 11-3-15

BROOKE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ -0-

Affiant

Subscribed and sworn before me this the 3rd **Day of** April, **20**14.

, Deputy Register