BILL GARRETT, Davidson County
Trans:T20140023999 DEEDQC
Recvd: 04/09/14 13:13 2 pgs
Fees:12.00 Taxes:0.00
20140409-0029674

QUITCLAIM DEED

Austin J. Phelps

Name & Address of Property Owner

3328 Smith Springs Rd.
Street Address or Route Number

Antioch, TN 37013
City State P.O. Zip

Map-Parcel No.
148-09-50

Name & Address of Person or Entity Responsible for Payment of Real Property Taxes
Josephine Phelps

Street Address
3328 Smith Springs Road

City State P.O. Zip
Antioch, Tennessee **37013**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$0.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF APRIL 2014.

NOTARY PUBLIC

My Commission Expires: 1-9-18

ROBERT GREENE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 9, 2018

FOR AND IN CONSIDERATION of love and affection and no monetary consideration **Josephine Phelps**, hereinafter grantor by these presents do remise, release, convey and Quitclaim unto **Austin J. Phelps** all my right, title and interest in a certain tract or parcel of land in Davidson County, Tennessee, described as follow, to wit::

Land in Davidson County, Tennessee being Lot No. 45 on the Plan of Section II, Haywood Heights, as of record in Book 2663, page 13, of Register's Office for said County ,to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Josephine Phelps by Warranty Deed from Roy C. Wallace, III and wife, Patricia M. Wallace of record in Deed Boo 6555 page 287, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS 353 Margo Nashville, Tennessee 37211.

IN WITNESS WHEREOF I have hereunto set my hand on the 2nd day April 2014.

Josephine Phelps

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named, **Josephine Phelps** the bargainer with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 2nd day of April 2014.

NOTARY PUBLIC

My Commission Expires: 1-9-18

ROBERT GREENE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 9, 2018

This Instrument Prepared With Information Provided By the Parties By:

Robert Greene, Attorney
208 Third Avenue North, Suite 500
Nashville, Tennessee 37201