BILL GARRETT, Davidson County
Trans:T20140063715 DEEDQC
Recvd: 08/27/14 16:13 3 pgs
Fees:22.00 Taxes:0.00
20140827-0078439

From
Josephine Phelps

TO
Robert Greene, Trustee

AND

From
Robert Greene, Trustee

TO
Josephine Phelps, a Life Estate Remainder in James Hampton & Austin J. Phelps as Tenants in Common

QUITCLAIM DEED

Josephine Phelps, et. al.

Name & Address of Property Owner

3328 Smith Springs Rd.

Street Address or Route Number

Antioch	**TN**	**37013**	**150-90-125**
City	State	P.O. Zip	Map-Parcel No.

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

Street Address

City	State	P.O. Zip

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $ 0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF June 2014

NOTARY PUBLIC

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

My Commission Expires: 1-9-18

FOR AND IN CONSIDERATION of love and affection and no monetary consideration and for the express of creating a Life Estate in Josephine Phelps and remainder in fee simple in **James Hampton** and my **Grandson, Austin J. Phelps** as tenants in common. **Josephine Phelps** by these presents hereby quitclaim, transfer and convey all my right, title and interest unto **Robert Greene, Trustee,** his successors and assigns, the following described tract or parcel of land in

Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee being Lot No. 25 on the Plan of Section Four, Phase Two, Forest View Park, as of record in Plat Book 5200, page 674, as amended in Book 6220, page 648 Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete description.

Being property conveyed to Josephine Phelps by Warranty Deed from Harry Griffy as of record as Instrument No. 20140102-0000397 said Register's Office.

And now, I, the said **Robert Greene, Trustee,** for the express purpose of carrying out the intent of this conveyance, as above set out hereby quitclaim and convey all my right, title and interest unto **Life Estate in Josephine Phelps** and remainder in fee simple in **James Hampton** and my **Grandson,** Austin **J. Phelps** as tenants in common., their heirs and assigns, the same property hereinabove described and set forth, to which reference is here made.

IN WITNESS WHEREOF we have hereunto set our hands on the 15th day June 2014.

Josephine Phelps

Robert Greene, Trustee

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 bargainors with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of June 2014.

NOTARY PUBLIC

My Commission Expires: 1-9-18

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

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, **Robert Greene, Trustee**, the bargainor 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 for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of June 2014.

NOTARY PUBLIC

My Commission Expires: July 2, 2018

SAM COLEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

This Instrument Prepared With Information Provided By the Parties Be

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