QUITCLAIM DEED

This Instrument prepared from information furnished by the parties.

BILL GARRETT, Davidson County
Trans:T20140076414 DEEDQC
Recvd: 10/09/14 10:23 1 pgs
Fees:13.00 Taxes:0.37
20141009-0093679

PATRICIA NICHOLLS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ ~~0.00~~ 100.00

Deborah K. Yoder
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of October, 2014

Patricia Nicholls
Notary Public:

MY COMMISSION EXPIRES: 8/23/16
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Paul J. Yoder	NEW OWNER	Map 104
1804 Linden Avenue		Group 160
Nashville, TN 37212		Parcel 128.00

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

F. Carter Philips, Jr. and wife, Linda D. Philips

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Paul J. Yoder and wife, Deborah K. Yoder

hereinafter called the GRANTEES, their heirs and assigns, all their right, title and interest in and to that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 2, on the Plan of Resubdivision of Lots 147, 148 and 149, Revised Plan of Geo. W. Blair's Subdivision of Belmont Heights , of record in Instrument 20140923-0087409, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to F. Carter Philips, Jr. and wife, Linda D. Phillips, as tenants in common without right of survivorship, by Quitclaim Deed from F. Carter Philips, Jr. and wife, Linda D. Philips, as tenants by the entireties, of record in Instrument 20050622-0071814, said Register's Office. See also deed of record in Book 4631, Page 299, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )
This is Improved (X) property, known as 1804 Linden Avenue, Nashville, TN 37212

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 7th day of October, 2014.

F. Carter Philips, Jr.

Linda D. Philips

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 F. Carter Philips, Jr. and Linda D. Philips, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 7th day of October, 2014.

My Commission Expires: 8/23/16

Notary Public

PATRICIA NICHOLLS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.