BILL GARRETT, Davidson County
Trans:T20150016586 DEEDQC
Recvd: 03/06/15 15:53 2 pgs
Fees:12.00 Taxes:0.00
20150306-0019620

Prepared by:
Monica D. Edwards, Esq
P.O. Box 331548
Nashville, Tennessee 37203
(615) 329-0370

ADDRESS OF NEW OWNER:
Brandon F. Phillips
1420 Northgate Road, NW
Washington, DC 20012-1218

SEND TAX BILLS TO:
SAME

MAP: 70-03
Parcel 28

QUITCLAIM DEED

FOR LOVE AND AFFECTION and no monetary consideration, I, **JOYCE ACKLEN**, a single individual, GRANTOR, do hereby quitclaim and convey unto **BRANDON F. PHILLIPS**, all my rights, title and interest in my property being described as the following tract or parcel of land in Davidson County, Tennessee, to wit:

> **"RESERVED PARCEL D,"** fronts 164.9 feet on the southeasterly side of Nocturne Drive and extends back 184 feet on the northeasterly line and 225.6 feet on the southwesterly line, which is a broken line, to a dead line in the rear, which is a broken line, on which it measures 231.5 feet.
>
> **BEING** the same property conveyed to Joyce Acklen by deed from Carol Brunson Phillips and Brandon F. Phillips, by deed of record as Instrument #20120224-0016164, Register's Office for Davidson County, Tennessee, in which deed said property is described as follows:
>
> > *Narrative Description:* This property contains 0.91A of land mainly classified for assessment, not zoning purposes as N/A with a(n) N/A styled building, built about, having N/A exterior and N/A roof cover, with 0 unit(s), 0 total room(s), 0 total bedroom(s), 0 total bath(s), 0 total half bath(s); Legal Description: RES.PAR. D HAYNES VIEW SUB. 165X184XIRR; OF RECORD IN INSTRUMENT NO. 07003002800, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IN HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION.

This is unimproved property known as 727 West Nocturne Drive, Nashville, Tennessee 37207.

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

IN WITNESS WHEREOF, I have hereunto set my hand, on this 4th day of March, 2015.

Joyce Acklen
JOYCE ACKLEN

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this the 4th day of March, 2015, before me personally appeared **JOYCE ACKLEN**, bargainor, 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.

MONICA D. EDWARDS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Monica D. Edwards My Commission Expires: 7/3/2017
NOTARY PUBLIC

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

I, hereby swear or affirm that the actual consideration for this transfer is **NO ($-0-) DOLLARS**.

Joyce Acklen
AFFIANT

SUBSCRIBED and **SWORN** to before me on this the 4th day of March, 2015.

MONICA D. EDWARDS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Monica D. Edwards My Commission Expires: 7/3/2017
NOTARY PUBLIC