QUIT CLAIM D E E D
Tenancy by Entirety

BILL GARRETT, Davidson County
Trans:T20150078272 DEEDQC
Recvd: 09/15/15 11:03 3 pgs
Fees:17.00 Taxes:0.00
20150915-0093466

THE GRANTOR(S), Harriette Susan Sullivan, of the City of Nolensville, State of Tennessee, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **CONVEY(S) and QUIT CLAIM(S)** to

John Kevin Phillips and Harriette Susan Sullivan Phillips, HUSBAND AND WIFE, of Nolensville, State of Tennessee, not as joint tenants or tenants in common but as **TENANTS BY THE ENTIRETY**, the following described Real Estate:

1314 Little Hamilton Ave, Nashville, TN 37203 Map-Parcel Number 105-07-0 161.00 situated in the County of Davidson, State of Tennessee.

Being the northwest part of Block B on the Plan of Meritt-Hagan land as of record in Minute Book H page 241 of the County Court for said County and described as follows: Beginning at the southwest corner of Hamilton Avenue and a 40 foot street shown on the plan of the subdivision of Block "A" as of record in Book 421, page 153, RODC; thence with the easterly margin of Hamilton Avenue southerly 80 feet; thence easterly parallel with said street 150 feet to an alley; thence with said alley northerly 80 feet to the southerly margin of said street; thence with the southerly margin of said street westerly 150 feet to the beginning.

Being the same property conveyed to Harriette Susan Sullivan by warranty deed from John T. Collins and wife, Margaret V. Collins of record in Book 10342, page 562, Register's Office for Davidson County, Tennessee. This is improved property formerly known as 405, 407, 409 Zimmerlee Street, Nashville, TN 37203

The Grantor(s) hereby release(s) and waive(s) all rights under and by virtue of the homestead exemption laws of the State of Tennessee. Grantees shall have and hold said premises not as joint tenants or tenants in common but as **TENANTS BY THE ENTIRETY** forever.

Subject to all valid easements, rights of way, covenants, conditions, reservations and restrictions of record, if any, and also to applicable zoning, land use and other laws and regulations. To have and to hold the same, together with all the buildings, improvements and appurtenances belonging thereto, if any, to the Grantee and Grantee's heirs, successors and assigns forever. Grantor, for Grantor and Grantor's heirs and successors, covenants with Grantee and Grantee's heirs, successors and assigns, that:

1. Grantor is lawfully seized in fee simple of the above property, and has good right to convey the same;
2. The above property is free from all encumbrances, except as set forth above;
3. Grantee shall quietly enjoy the above property; and
4. Grantor will forever warrant and defend the title to the above property against the lawful claims and demands of all persons.

This property was acquired by the Grantor by:

Being the same property conveyed to Harriette Susan Sullivan by warranty deed from John T. Collins and wife, Margaret V. Collins of record in Book 10342, page 562, Register's Office for Davidson County, Tennessee. This is improved property known as 405, 407, 409 Zimmerlee Street, Nashville, TN 37203

I, John Kevin Phillips, of 7578 Nolensville Rd, Nolensville, Tennessee 37135, spouse of Harriette Susan Sullivan Phillips, in consideration of the above sum and other good and valuable consideration received, do hereby waive and release to Grantee all rights of dower, curtesy, homestead, community property, and all other right, title and interest, if any, in and to the above property.

IN WITNESS WHEREOF, this Grant Deed is executed under seal on this 16th day of June, 2015.

Signed, sealed and delivered in the presence of:

WITNESS

Witness Name

Witness Name

GRANTOR

Harriette Susan Sullivan Phillips

John Kevin Phillips

CHRISTINA SAULNIER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSE

COUNTY OF WILLIAMSON

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that

HARRIETTE SUSAN SULLIVAN PHILLIPS, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth.

WITNESS my hand and official seal this 2nd day of July, 2015.

Christine Santini, Commission Expires 05/08/2018

NOTARY PUBLIC

Prepared by : Harriette Susan Sullivan Phillips

MAIL TO: (New Owner)

Harriette and John Phillips
7578 Nolensville Rd
Nolensville, TN 37135

SEND SUBSEQUENT TAX BILLS TO:

7578 Nolensville, TN
Nolensville, TN 37135

Prepared by: Harriette Susan Sullivan Phillips

Recorder's Office Box No._____

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
Harriette Susan Sulli P Phillips, **Affiant**
Subscribed and sworn before me this the
15th **Day of** Sept, **20**15.
L Chandler, **Deputy Register**