BILL GARRETT, Davidson County
Trans:T20150080616 DEEDQC
Recvd: 09/22/15 12:09 2 pgs
Fees:12.00 Taxes:0.00
20150922-0096251

This instrument prepared by:
Laylah V. Smith, Attorney
278 Penfield Drive
Nashville, Tennessee 37211

Based on the information provided by the parties, NO title search was requested or prepared.

QUITCLAIM DEED

Address of Owner as follows:	**Send Tax Bills To:**	**Map-Parcel Number:**
Josephine Phelps 3328 Smith Springs Road Nashville, TN 37013	Same	15011006100

FOR AND IN CONSIDERATION of love and affection and no monetary consideration, James L. Phelps, hereinafter grantor, hereby release, remise and quitclaim unto Josephine Phelps, her heirs and assigns, all of my right, title and or other interest I may have in and to property located at 3325 Towne Ridge Drive, Antioch, Tennessee, 37013, being more specifically described as follows to wit:

BEING LOT No. 169 on the Plan of SECTION TWO, TOWNE VILLAGE OF THE COUNTRY, as shown by plat of record in Plat Book 5200, Pages 176-177, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Josephine Phelps and James L. Phelps by Deed from David R. Barnes and filed of record in Instrument No. 20090303-0018824.

And previously being the same property conveyed to David R. Barnes by Deed from Lisa H. Barnes and filed of record in Instrument No. 20020321-0035111, Register's Office for said County.

And previously being the same property conveyed to David R. Barnes by Deed from Gregory E. Green, and filed of record in Book 9257, Page 497, Register's Office of said County.

And previously being the same property conveyed to David R. Barnes and Gregory E. Green, individuals by Deed from Robert L. Beard, Jr. and wife, Deloris S. Beard and filed of record in Book 6841, Page 836, Register's Office of said County.

This conveyance is subject to all matters as set forth on the plat of record in Plat Book 5200, Page 176-177, Register's Office of said County.

Restrictive Covenants of record in Book 5456, Page 511, Register's Office of said County.

WITNESS my hand this 17 day of September, 2015.

James L. Phelps

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, the within named James L. Phelps 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 office in said County this 17 day of September, 2015.

Tamera J. Taylor
NOTARY PUBLIC

My Commission Expires: 09/11/15

TAMARA J. TAYLOR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WITNESS my hand this 17 day of September, 2015.

Josephine Phelps

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, the within named Josephine Phelps 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 office in said County this 17 day of September, 2015.

Tamera J. Taylor
NOTARY PUBLIC

My Commission Expires: 09/11/17

TAMARA J. TAYLOR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0.00
, **Affiant**
Subscribed and sworn before me this the
22 **Day of** Sept, **20** 15
L. Chandler **Deputy Register**