This Instrument Prepared By:
FIDELIS LAW, PLLC
216 Centerview Drive, Suite 317
Brentwood, TN 37027

This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

This space intentionally left blank for recording purposes:

BILL GARRETT, Davidson County
Trans:T20150109592 DEEDQC
Recvd: 12/29/15 13:11 2 pgs
Fees:12.00 Taxes:0.00
20151229-0130571

Address New Owner:	***Send Tax Bills To:***	***Tax Map-Parcel***
JAMES PHILLIPS AND MARGARET PHILLIPS 9725 Concord Road Brentwood, Tennessee 37027	SAME	161-00-0-096.00 06DU71480

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A.§67-4-409(a)(4).

JAMES PHILLIPS

RANDALL D. JOHNSTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Sworn to and subscribed before me this 28 day of December, 2015.

Notary Public

My Commission Expires: 3/14/2016

QUITCLAIM DEED

FOR AND IN GOOD AND VALUABLE CONSIDERATION, We, JAMES PHILLIPS and, MARGARET PHILLIPS as the sole members of SUGARFOOT ENTERPRISES, LLC a Tennessee Limited Liability Company, have this date bargained and sold, and do hereby quitclaim, transfer and convey unto JAMES PHILLIPS and wife, MARGARET PHILLIPS, or their successors, heirs and assigns, all of our right, title and interest in certain Real Estate in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the plan of Resubdivision of Lot 1, Maple Ridge of record in Book 8250, page 187, Register's Office for said County. Said Lot No. 1 fronts 84.01 feet on the Westerly margin of Nolensville Road and extends back 346.48 feet on the Northerly line and 344.79 feet on the Southerly line to a dead line in the rear, measuring 84.01 feet thereon.

Being the same property conveyed to SUGARFOOT ENTERPRISES, LLC, a Tennessee Limited Liability Company, by JAMES PHILLIPS and wife, MARGARET PHILLIPS by Deed of record in Instrument Number 20151026-0108683, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any existing easements, restrictions, right-of-ways, matters of record, liens and encumbrances as may affect the property.

This is improved property known as: 5837 Nolensville Road, Nashville, Tennessee 37211.

WITNESS OUR HANDS this 28th day of December, 2015.

SUGARFOOT ENTERPRISES, LLC

JAMES PHILLIPS, Member

MARGARET PHILLIPS, Member

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JAMES PHILLIPS and MARGARET PHILLIPS sole members of Sugarfoot Enterprises, LLC, with whom I am personally acquainted, who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this 28 day of December, 2015.

RANDALL D. JOHNSTON
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

NOTARY PUBLIC

My Commission Expires: 3/11/2016