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

BILL GARRETT, Davidson County
Trans:T20160035957 DEEDQC
Recvd: 05/02/16 11:16 2 pgs
Fees:12.00 Taxes:0.00
20160502-0042667

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ -0-
_____, Affiant
Subscribed and sworn before me this the
2 Day of May, 2016.
_____, Deputy Register

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:
Hampton & Phelps LLC 3328 Smith Springs Road Nashville, TN 37013	Same	15009012500

FOR AND IN CONSIDERATION of ten-dollar ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, Josephine Phelps, hereby release, remise and quitclaim unto Hampton & Phelps LLC, its entire right, title and interest in and to property located at 3024 Kinwood Drive, Antioch, Tennessee, 37013, being more specifically described as follows:

Land in Davidson County, Tennessee, being Lot No. 25 on the plan of Section Four, Phase Two, Forest View Park, of record in Plat Book 5200, Page 674, as amended in Book 6220, Page 648, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Josephine Phelps by Warranty Deed from Harry Griffy, and filed of record in Instrument No. 20140102-0000397, Register's Office for Davidson County, Tennessee.

And previously being the same property conveyed to Gary Crutcher by Quit Claim Deed from Sandra Harper and Kerry Reed as of record in instrument No. 20130628-0066396, Register's Office for Davidson County, Tennessee. The said Gary Crutcher having since died on November 11, 2013.

And previously being the same property Harry Griffy by Will from Gary A. Crutcher as of record in Probate No. 13P1898, Seventh Circuit Court for Davidson County, Tennessee.

This conveyance is subject to (1) all matters as set forth on the plat of record in Plat Book 5200, Page 674 and Book 6220, page 648, (2) Restrictive Covenants of Record in Book 6312, Page 609, and (3) Easement of record in Book 6444, Page 976, Register's Office for said County.

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivisions/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

WITNESS my hand this 02 day of May, 2016.

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

James Hampton

Josie 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 Hampton and Josie Phelps, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS MY HAND and official seal at office in said County this 02 day of May, 2016.

NOTARY PUBLIC

My Commission Expires: 09/11/17

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

WITNESS my hand this 02 day of May, 2015.

Hampton & Phelps LLC
Hampton & Phelps LLC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, the within authorized representative of Hampton & Phelps LLC, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS MY HAND and official seal at office in said County this 02 day of May, 2016.

NOTARY PUBLIC

My Commission Expires: 09/11/17

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