BILL GARRETT, Davidson County
Trans:T20160037238 DEEDQC
Recvd: 05/04/16 16:00 3 pgs
Fees:17.00 Taxes:0.00
20160504-0044232

PREPARED BY: *ROBERT J. HAZARD, ESQ.* GULLETT SANFORD ROBINSON & MARTIN PLLC 150 THIRD AVENUE S., STE. 1700 | NASHVILLE TN 37201 **PHONE** | 615.244.4994 **EMAIL** | RHAZARD@GSRM.COM **WEBSITE** | GSRM.COM	STATE OF TENNESSEE) COUNTY OF DAVIDSON) THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $NONE. Mary Jo Phillips AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME ON THIS DAY, APRIL 28, 2016. ROBERT J. HAZARD NOTARY PUBLIC OF TENNESSEE DAVIDSON COUNTY NOTARY PUBLIC MY COMMISSION EXPIRES: 1/5/2018

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
James E. Phillips and wife, **Mary Jo Phillips** 1030 Villa Place Nashville, TN 37212	Same	7DA-36560 117-10-2

QUITCLAIM DEED

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Mary Jo Phillips, Trustee of The Mary Jo Phillips Living Trust, established by the Revocable Trust Agreement of Mary Jo Phillips**, dated September 19, 2001, as amended from time to time ("Grantor"), this day releasse, remises and hereby quitclaims unto **James E. Phillips and wife, Mary Jo Phillips**, all of Grantor's interest, right and title in and to that certain real property located in Davidson County, Tennessee described in Exhibit A attached hereto and incorporated herein by reference.

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

DATED, April 28, 2016

THE MARY JO PHILLIPS LIVING TRUST

By: Mary Jo Phillips
Mary Jo Phillips, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Mary Jo Phillips, Trustee of The Mary Jo Phillips Living Trust, with whom I am personally acquainted or whose identity was proved to me on the basis of satisfactory evidence, personally appeared before me, a public notary, and acknowledged to be the persons who executed the foregoing instrument for the purposes therein contained on this day, April 28, 2016.

Notary Public

My Commission Expires: 1/9/2018

ROBERT J. HAZARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

Land lying in Davidson County, Tennessee, more particularly described as follows:

Being lot No. 10 of Block No. 6 on the Map of Woodmont Estates, as of record in Book 974, page 29, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Said lot No. 10 fronts 209 feet on the westerly side of Echo Hill Road and runs back between lines 310 feet on the northerly line and 307.5 feet on the southerly line to the easterly line of lot No. 5 on which it measures 230 feet.

This conveyance is made subject to building setback line as shown on plan of record in Book 974, page 29, Register's Office for Davidson County, Tennessee, and to easement and rights-of-way as set out in an instrument of record in Book 1049, page 28, Register's Office for Davidson County, Tennessee.

Being the same property conveyed from Mary Jo Phillips to Mary Jo Phillips, Trustee of The Mary Jo Phillips Living Trust, established by the Revocable Trust Agreement of Mary Jo Phillips, dated September 19, 2001, as amended from time to time, by warranty deed of record in Instrument No. 200202040015372, Register's Office for Davidson County, Tennessee.

The legal description above is the same as in the previous deed of record.

This is improved property commonly known as 3505 Echo Hill Road, Nashville, Tennessee 37215.