BILL GARRETT, Davidson County
Trans:T20160056597 DEEDQC
Recvd: 07/01/16 14:36 3 pgs
Fees:17.00 Taxes:0.00
20160701-0067941

THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley, atty.** **Howard Mobley Hayes & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4444**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. William Keith Phillips, Trustee, Affiant Subscribed and sworn to before me, this 27th day of June, 2016. Notary Public My Commission Expires:

DIANNE JAYNES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires January 6, 2020

Address of new owner:	Send Tax Bills to:	Map-Parcel Number
William Keith Phillips, Trustee 2313 Woodmont Boulevard Nashville, Tennessee 37215	SAME	Map 088 00 0 Parcel 014.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Nancy L. Phillips, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real property, hereby remises, releases and quitclaims all of the Grantor's right, title and interest in and to certain

real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **William Keith Phillips, Trustee of the Triple 7 Farm Trust, dated June 27, 2016**, as amended and restated from time to time, and to his or her successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee, and the Grantee's successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

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

WITNESS my hand this 27th day of June, 2016.

Nancy L. Phillips

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Nancy L. Phillips, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 27th day of June, 2016.

My Commission Expires:

LINDSAY KEEFE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES:
December 6, 2016

Notary Public

EXHIBIT A

Legal Description

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

Beginning at the point of the intersection of the northwesterly margin of River Road and the northerly margin of Lakeview Drive; thence with the northerly margin of Lakeview Drive in a generally westerly direction, South 85 degrees 24 minutes W. 172 ft., more or less, to a point: thence around a curve to the left, said curve having a radius of 1, 171 ft., a distance of 692.76 ft. to a point; thence S. 51 degrees 30 minutes W. 402 ft. to a point same being the southeast corner of the property conveyed to Vance; thence leaving the north margin of Lakeview Drive N. 42 degrees 30 minutes W. 748 ft. to a point at the top of a ridge; thence meandering along the top of the ridge N. 54 degrees 30 minutes W. 705 ft. to a point; thence N. 169 degrees W. 320 ft. to a point in a fence, the same being the southerly margin of the property belonging to Rivermont Farms, Inc; thence along said fence N. 36 degrees 15 minutes E. 130 ft. to a Hickory, thence N. 60 degrees 15 minutes E. 124 ft. to a post; thence N. 77 degrees E 200 ft. to a post; thence N. 79 degrees 15 minutes E. 300ft. to a post: thence N. 72 degrees E. 409 ft. to a post; thence S. 74 degrees 10 minutes E. 1546 ft. to a point at the northwesterly margin of River Road; thence along the margin of River Road S. 21degrees 56 minutes W. 590 ft: to a point; thence an offset N. 68 degrees 04 minutes W. 20ft. to a point: thence continuing with said margin around a curve to the left, said curve having a radius of 1,457.5 ft., a distance of 200 ft., more or less to the point of beginning, containing 56.39 acres more or less.

Included in the above description but excluded from this conveyance is that portion of land conveyed to Harold Allen Collins and wife, Brenda Collins containing 5.0 acres, more or less of record in Book 6320, page 697 and recorded in Book 6458 page 170, R.O.D.C. Tennessee, and that portion of land conveyed to Harold Allen Collins and wife, Brenda Collins containing .24 acres more or less of record in Book 8527, page 452 R.O.D.C., Tennessee.

Being the same property conveyed to Nancy L. Phillips by deed from Belinda Collins, Trustee of the Treva A. Collins Trust, of record as Instrument No. 20160617-0061838, Register's Office for Davidson County, Tennessee.

This is improved property known as 7410 River Road Pike, Nashville, Tennessee 37209.