BILL GARRETT, Davidson County
Trans:T20160098415 DEEDQC
Recvd: 11/07/16 12:04 2 pgs
Fees:12.00 Taxes:0.00
20161107-0117663

Instrument prepared by:
MICHAEL K. WALKER
Attorney at Law
341 Harrison Street
Nashville, Tennessee 37219

QUIT CLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
JULIE ANN VIVO 1350 ROSA PARKS BLVD. #439. NASHVILLE, TN 37208	SWBC MORTGAGE P.O. BOX 77404 EWING, NJ 08628	81-12-T-439.00CO

KNOW ALL MEN BY THESE PRESENTS:

That DOUGLAS PAUL PHILLIPS, Grantor, for the express purpose of making a reconveyance as part of a Marital Dissolution Agreement in a divorce action filed in the Circuit Court for Davidson County, Tennessee, between JULIE ANN VIVO, Plaintiff, and DOUGLAS PAUL PHILLIPS, Defendant, does hereby demise, release, and forever quitclaim unto the said, JULIE ANN VIVO, her heirs, successors and assigns, all of his title, interest, and estate, legal and equitable, in and to a tract or parcel of land located in Davidson County, Tennessee, bound and described as follows, to-wit:

LAND in Davidson County, Tennessee, being Unit 439 WERTHAN LOFTS IV AND V CONDOMINIUMS, PHASE V, as established under Master Deed of record in Instrument No. 20070117-0006776, corrected by Scrivener's Affidavit recorded at Instrument No. 20090421-0036270, amended at Instrument No. 20071220-0146056, corrected by Scrivener's Affidavit recorded at Instrument No. 20080118-0006036, amended at Instrument Nos. 20080211-0013846, 20110609-0044280, 20110713-0053571, 20120723-0064381, 20131230-0130918 and 20140725-0066210, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being part of the same property conveyed to Werthan V Lofts, LLC, a Tennessee limited liability company by Special Warranty Deed from 2120 Restoration, GP, a Tennessee general partnership, successor by conversion to 2120 Restoration, LLC, recorded on the 17th day of January, 2014 in Instrument No. 20140117-0004997, in the Register's Office of Davidson County, Tennessee.

Being the same property described in the Deed of Trust conveyed to Douglas Paul Phillips and Julie Ann Vivo, husband and wife, by Deed recorded simultaneously in Instrument No. 201409050081397, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set on any applicable plat of record.

This is improved property known as 1350 Rosa Parks Blvd., #439, Nashville, Tennessee 37208.
THIS IS THE SAME DESCRIPTION AS IN THE PREVIOUS DEEDS OF RECORD.

The said JULIE ANN VIVO, hereby agrees to pay and agrees to hold DOUGLAS PAUL PHILLIPS, harmless from one original Deed of Trust Note in favor of SWBC Mortgage Corporation, said note bearing an original unpaid principal balance of two hundred forty two thousand one hundred dollars ($242,100.00), as evidenced by a Deed of Trust of record filed with Instrument No. 20140905-00813998 recorded on September 5, 2014, Pages 1-20 in the Register's Office, Davidson County, Tennessee.

STATE OF IOWA)
)
COUNTY OF Story)

The actual consideration on this transfer is $0.

Personally appeared before me, the undersigned Notary Public, in and for said County and State, the within named DOUGLAS PAUL PHILLIPS, the Grantor, with whom I am personally acquainted, who acknowledged to me that he executed the within instrument for the purposes therein contained.

DOUGLAS PAUL PHILLIPS
Grantor

Sworn to and subscribed before me
this 24 day of October, 2016

NOTARY PUBLIC

My Commission Expires: 11-27-18

ERICA GENISE
Commission Number 775899
My Commission Expires
November 27, 2018

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public, in and for said County and State, the within named JULIE ANN VIVO, the Grantee, with whom I am personally acquainted, who acknowledged to me that she executed the within instrument for the purposes therein contained.

JULIE ANN VIVO
Affiant/Grantee

Sworn to and subscribed before me
this 7 day of November, 201__

NOTARY PUBLIC

My Commission expires: 11-5-18

M. Lapee Roy
State of Tennessee Notary Public
Davidson County
My Commission Expires November 5, 2018