Davidson County DEEDQC
Recvd: 11/28/16 15:47 3 pgs
Fees:17.00 Taxes:0.00
20161128-0124752

Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 21st day of November, 2016.

Notary Public
My commission expires 2/7/17

JULIE E. DYESS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

16-1810-14763

Address of New Owner:	Send Tax Bills to:	Tax Information:
Heather Davidson 809 Creek Valley Ct Nashville, TN 37221	New Owners	14 15 0B 060.00

QUITCLAIM DEED

For consideration, the receipt and sufficiency whereof is hereby acknowledged, the undersigned, **Bobbie G. Phillips, unmarried and Heather Sullivan, now known as, Heather Davidson,** hereinafter referred to as Grantors, by these presents, do hereby quitclaim and convey all of their right, title and interest unto **Samuel D. Davidson and Heather Davidson, husband and wife,** in and to the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 110, on the Plan of Rolling River Estates, Phase III, of record in Book 5200, Page 81, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jody Sullivan and wife, Heather Sullivan by Warranty Deed from Ann C. Worf and husband, Neil Worf, dated September 30, 2003, recorded October 9, 2003, of record in Instrument No. 20031009-0150022, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Heather Sullivan, unmarried by Quitclaim Deed from Jody Sullivan, unmarried, dated January 13, 2010, recorded February 10, 2010, of record in Instrument No. 20100210-0010518, Register's Office for Davidson County, Tennessee. Final Decree of Divorce entered in the cause of Sullivan v. Sullivan, Docket No. 09D-2052, Fourth Circuit Court of Davidson County, Tennessee.

Further being the same property conveyed to Heather Sullivan, unmarried and Bobbie G. Phillips and husband, Gerald Phillips by Quitclaim Deed from Heather Sullivan, unmarried, dated February 4, 2010, recorded February 10, 2010, of record in Instrument No. 20100210-0010519, Register's Office for Davidson County, Tennessee.

Gerald Phillips, formerly holding an interest in the land by deed referenced above, is now deceased as evidenced by _____. The said Heather Sullivan is one and the same person as Heather Davidson.

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

Witness our hands this 13th day of November 2016.

Bobbie G. Phillips

Heather Davidson

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 Bobbie G. Phillips, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes herein contained.

Witness my hand and official seal this 13th day of November, 2016.

Notary Public

JOHN D. KITCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires: 3/10/19

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 Heather Davidson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes herein contained.

Witness my hand and official seal this 21st day of November, 2016.

Notary Public

My commission expires: 3/7/17

JULIE E. DYESS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

PREPARER OF THIS INSTRUMENT HAS PERFORMED NO TITLE UNDERWRITING REVIEW AND MAKES NO REPRESENTATIONS WITH REGARD TO THE TITLE OF THE SUBJECT PROPERTY, THE LEGAL DESCRIPTION FOR THE SUBJECT PROPERTY, OR THE VALIDITY OF ANY PLAT OR SURVEY REFERENCED.

True Copy Certification

I, Evelyn Watkins, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Rex Chamberlain, a notary public for this county and state, Evelyn Watkins who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 6-22-20

{Notary' Seal}

REX A. CHAMBERLAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY