QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $83,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF April, 2017.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

BILL GARRETT, Davidson County
Trans: T20170032847 DEEDQC
Recvd: 04/19/17 10:27 2 pgs
Fees: 13.00 Taxes: 309.69
20170419-0038200

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Stephanie Annette Phillips	**Same**	
(NAME)	(NAME)	
418 Stewarts Ferry Pike		**096110A02300CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES AND FOR OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, WE, **RONALD F. READ AND BETTE J. READ, TRUSTEES OF THE 1999 READ REVOCABLE FAMILY TRUST, DATED JANUARY 12, 1999**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO, **STEPHANIE ANNETTE PHILLIPS, UNMARRIED,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, ALL OF OUR RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

DESCRIBED LAND IN DAVIDSON COUNTY, TENNESSEE, BEING APARTMENT UNIT NO. C-7 OF HICKORY PLACE CONDOMINIUMS CREATED UNDER TITLE 66, SECTION 27-101, ET SEQ. AS AMENDED, TENNESSEE CODE ANNOTATED, AND AS ESTABLISHED BY A MASTER DEED, FROM FRANK C. BATSON AND WIFE JUDY W. BATSON, OF RECORD IN BOOK 6472, PAGE 435, AND RE-RECORDED IN BOOK 6476, PAGE 663, REGISTER'S OFFICE FOR SAID COUNTY, TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID MASTER DEED. REFERENCE IS HEREBY MADE TO THE PLAT OF HICKORY PLACE CONDOMINIUMS SET FORTH AS EXHIBIT "A" OF SAID MASTER DEED, FOR A MORE COMPLETE IDENTIFICATION AND DESCRIPTION OF SUCH UNIT.

BEING THE SAME PROPERTY CONVEYED TO RONALD F. READ AND BETTE J. READ, TRUSTEES OF THE READ REVOCABLE FAMILY TRUST, DATED JANUARY 12, 1999, BY WARRANTY DEED FROM CHARLES E. FRANKS, OF RECORD IN INSTRUMENT NUMBER 20141002-0091218, REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE DATED SEPTEMBER 22, 2014.

THE SAID READ REVOCABLE FAMILY TRUST, DATED JANUARY 12, 1999 AND THE 1999 READ REVOCABLE FAMILY TRUST, DATED JANUARY 12, 1999 BEING ONE AND THE SAME.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is
( ) unimproved
(X) improved

property known as **418 Stewarts Ferry Pike, Nashville, TN 37214**

Witness our hands this the 11 day of April, 2017.

THE 1999 READ REVOCABLE FAMILY TRUST,
DATED JANUARY 12, 1999

Ronald F Read
By: Ronald F. Read, Trustee

Bette J. Read
By: Bette J. Read, Trustee

STATE OF Nevada)
COUNTY OF Washoe)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Ronald F. Read**, Trustee of The 1999 Read Revocable Family Trust, Dated January 12, 1999, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his free act and deed.

Witness my hand and official seal, this the 11 day of April, 2017.

Victoria Kelley
Notary Public

My Commission Expires: 09/22/2020

VICTORIA KELLEY
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No: 16-3694-2 - Expires September 22, 2020

STATE OF Nevada)
COUNTY OF Washoe)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Bette J. Read**, Trustee of The 1999 Read Revocable Family Trust, Dated January 12, 1999, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be her free act and deed.

Witness my hand and official seal, this the 11 day of April, 2017.

Victoria Kelley
Notary Public

My Commission Expires: 09/22/2020

VICTORIA KELLEY
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No: 16-3694-2 - Expires September 22, 2020

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212