THIS INSTRUMENT PREPARED BY:

Wagon Wheel Title & Escrow, LLC
202 South 11th Street
Nashville, TN 37206
615.650.5100

BILL GARRETT, Davidson County
Trans:T20170054362 DEEDQC
Recvd: 06/26/17 10:16 2 pgs
Fees:12.00 Taxes:0.00
20170626-0063874

This deed is prepared with information provided by the client without benefit of title search.

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Paul T. and Angela Phillips Mary S. and Ernest A. Phillips 1953 Pinehurst Dr. Nashville, TN 37216-4107	Community Mortgage 19045 E. Valley View Pkwy Suite F Independence, MO 64055	073-09-0-272-00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Paul T. Phillips, a Married Man,** by these presents do hereby quitclaim and convey unto **Paul T. Phillips and Angela Phillips, Husband and Wife, and Mary S. Phillips and Ernest A. Phillips, Wife and Husband, all as joint tenants with rights of survivorship,** his/her/their heirs, successors and assigns, all his/her/their right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 63 on the Plan of Resub of Lot 63, Riverwood Heights - Sec. 8 of record in Plat Book 6050, Page 339, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Paul T. Phillips by Special Warranty deed from The Bank of New York Trust Company, N.A. of record in Instrument No. 20111103-0085771 Register's Office for Davidson County, Tennessee, dated October 28, 2011 and recorded on November 3, 2011.

Being also known as 1953 Pinehurst Drive Nashville, Tennessee 37216-4107.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 19th day of June 2017.

Affiant

My commission expires: 5.3.21
(Affix Seal)

Notary Public

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 19TH day of June, 2017.

Paul T. Phillips

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Paul T. Phillips, with whom I/We am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 19th day of June, 2017.

DREW T. BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 3, 2021

Notary Public

My Commission Expires

Angela Phillips, spouse of Paul T. Phillips, joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description he might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee.

Name: Angela Phillips

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Angela Phillips, with whom I/We am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 19th day of June, 2017.

My Commission Expires

DREW T. BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 3, 2021