Bill Garrett Davidson County
Batch# 33510 DEEDQC
12/05/2017 01:57:29 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20171205-0124090

THIS INSTRUMENT WAS PREPARED BY: W. Faye Novelly, UAW-FCA-Ford-General Motors Legal Services Plan 3011 Harrah Drive, Suite B, Spring Hill, TN 37174		
NAME AND ADDRESS OF NEW OWNER: Philip L. Yates, Trustee Philip L. Yates Family Trust 3744 Priest Lake Drive Nashville, TN 37217	**SEND TAX BILL TO:** New Owner	**TAX IDENTIFICATION NO:** Map & Parcel: 136 10 0 013.00

QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS that PHILIP YATES, an unmarried man, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto PHILIP L. YATES, as Trustee of and for the PHILIP L. YATES FAMILY TRUST, created on the 30th day of November, 2017, its successors and assigns, his entire right, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

LAND in Davidson County, Tennessee, being Lot No. 361 on the Plan of Priest Lake Park, Section Six, as of record in Book 5050, Pages 21 and 22, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Philip Yates from Charles W Parrish and wife, JoAnn Parrish, by Warranty Deed dated the 31st day of July, 2015, of record in Instrument 20150803-0076281, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Restrictions of record in Book 5097, Page 566, said Register's Office.

This conveyance is made subject to: All matters appearing in the Plan of record in Plat Book 5050, Pages 21 and 22, said Register's Office.

This instrument and the interest hereby released and quitclaimed are subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities, and such other limitations, restrictions and encumbrances as may affect the premises.

This is improved property, known as 3744 Priest Lake Drive, Nashville, TN 37217.

This Deed was prepared from legal description of the property in prior Deed and the draftsman of this instrument does not guarantee matters of survey and title.

Witness my hand this 30th day of November, 2017.

PHILIP YATES

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, W. Faye Novelly, the undersigned Notary Public in and for said County and State, the within named Grantor, PHILIP YATES, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purpose therein contained.

Witness my hand and official seal, this 30th day of November, 2017.

W. FAYE NOVELLY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

Notary Public

My commission expires : 11/24/2019

THIS TRANSFER IS EXEMPT FROM RECORDATION TAX PURSUANT TO TENN. CODE ANN.67-4-409(a)(3)(F): Transfers of real estate to a revocable living trust; AND NO OATH OF VALUE SHALL BE REQUIRED FOR THIS TRANSACTION AS PROVIDED IN TENN. CODE ANN.67-4-409(a)(5).