Bill Garrett Davidson County
Batch# 46681 DEEDQC
01/10/2018 02:50:27 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20180110-0003459

Record and Return Mail To:
This Instrument Prepared By:
RUSS COOK AND ASSOCIATES, P.C.
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Prepared from Information supplied by the parties

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:
Robert E. Phipps and Nancy S. Phipps, Trustees, Phipps Family Revocable Living Trust Agreement
4508 Yancey Drive
Nashville, TN 37215

Send Tax Bills To:
New Owner

Map and Parcel No.
Map 131-03-0-E
Parcel 004.00

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Robert E. Phipps** ("Grantor") this day has bargained and sold, and hereby quitclaims, conveys and transfers unto **Robert E. Phipps and Nancy S. Phipps, Trustees, Phipps Family Revocable Living Trust Agreement dated December 28, 2017** ("Grantees"), all of his one-third (1/3rd) interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

Land in Davidson County, Tennessee, being Unit No. 4 on the Plan of Lone Oak Condominiums, a condominium apartment, of record in Book 6200, page 103, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made.

Being the same property conveyed to **Robert E. Phipps, Nancy S. Medaugh and Martha B. Phipps**, by Warranty Deed dated April 19, 2002, from **Jason D. Poling, a married person**, recorded in Instrument No. 20020603-0067019, Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following:

1. Plan of record in Book 6200, page 103, said Register's Office.
2. Plan of record in Book 5210, page 217, as amended in Book 5681, page 721, said Register's Office.
3. Joint Driveway Easement of record in Book 5694, page 386, said Register's Office.
4. The premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Sections 66-27-101 et seq. of the Tennessee Code Annotated, as amended and is subject to the provisions and requirements thereof, and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or

hereafter established over, through or upon the land embracing the regime and buildings thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Lone Oak Condominiums Homeowners' Association, of record in Book 6360, page 65, Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto of record in Book 6360, page 84, said Register's Office.

This is improved property known as: **4113-B Lone Oak Drive, Nashville, TN 37215.**

(Description from prior deed of record).

IN WITNESS WHEREOF, the Grantor hereby affixes his signature on this the 28th day of December, 2017.

Robert E Phipps

Robert E. Phipps

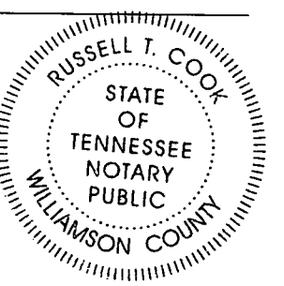
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Robert E. Phipps**, with whom I am personally acquainted, and who acknowledged, upon oath, that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of December, 2017.

Notary Public

My Commission Expires:
10/20/2019



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is Zero Dollars ($0).

Robert E Phipps
Affiant

Sworn to and subscribed to before me, this the 28th day of December, 2017.

Notary Public

My Commission Expires: 10/20/2019

RUSSELL T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY