This document prepared by (and after recording return to): Kathy M. Schilling
Name: Schilling Notary Service
Firm/Company:
Address: 240 W. main St.
Address 2:
City, State, Zip: Waynesboro, PA 17268
Phone:
717 765-6683

Davidson County DEEDQC
Recvd: 04/21/08 12:24 4 pgs
Fees:22.00 Taxes:0.00
20080421-0040383

---------Above This Line Reserved For Official Use Only---------

QUITCLAIM DEED
(Individual to Individual)

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, Terese Brasile, an Individual, ☐ married ☒ unmarried, hereinafter referred to as "Grantor", does hereby demise, release, and forever quitclaim, grant and convey unto Harold James Braden, an Individual, ☐ married ☒ unmarried, hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

Describe Property of State "SEE DESCRIPTION ATTACHED"

Map Parcel Number: 026007009800 (026-7 Parcel 98)

Maximum principal indebtedness for Tennessee recording tax purposes is $ 0.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by Grantor, if any, which are reserved by Grantor.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

~~[redacted] same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.~~ TIB

The source of title in Grantor(s) is by Warranty deed recorded in the office of the Register of Deeds in Book _____, at page _____, Instrument Number _____, of Davidson County, Tennessee. 200512300156482

WITNESS Grantor(s) hand(s) this the 24 day of March, 2008.

WARRANTY DEED

Davidson County DEEDWARR
Rec#: 12/30/05 08:08 2 pgs
Fees:13.00 Taxes:426.34
20051230-0166482

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7 DAY OF DECEMBER, 2005.

Notary Public

MY COMMISSION EXPIRES: 2-10-08

(AFFIX SEAL)

My Commission Expires FEB. 10, 2008

THIS INSTRUMENT WAS PREPARED BY
Closing & Title Services, Inc. 533 Rivergate Parkway, Goodlettsville, TN 37072-2027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Braden	GENESIS FINANCIAL GROUP	MAP 26-7 PAR 98
(NAME)	(NAME)	
116 CORBRIDGE COURT	5042 THOUGHBRED LANE	
(ADDRESS)	(ADDRESS)	
GOODLETSVILLE, TN 37072	BRENTWOOD, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, LARRY CHANDLER, AS BENEFICIARY UNDER THE TERMS OF THE LAST WILL AND TESTAMENT OF EVA CHANDLER, DECEASED, AND AS ASSIGNEE OF THE BENEFICIARIES, BARBARA SWANN, BETTY SWANN, AND JAMES D. SWANN, AND LARRY CHANDLER AND WIFE, ELEANOR CHANDLER, CO-TRUSTEES OF THE TESTAMENTARY TRUST FOR GLEN CHANDLER, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES BRADEN AND TERESE BRASILE, BOTH UNMARRIED, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, 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. 80 on the Plan of Windsor Green, Phase I, Section 3, as shown on the Plat of record in Book 6200, page 366, as amended in Book 6250, page 46, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Eva C. Chandler by deed of record in Book 9386, page 990, Register's Office for Davidson County, Tennessee.. The said Eva Chandler having since died on June 9, 2005, unmarried, leaving a Last Will and Testament dated April 1, 2002. Eva C. Chandler was one and the same person as Eva Chandler and Eva Catherine Chandler. Said Last Will having been probated in the Seventh Circuit Court for Davidson County, Tennessee, Docket No. 05P-1169 and is an Image Instrument No. 5874/1991357. The Last Will of the decedent named Barbara Swann, Betty Swann, and James D. Swann to each receive a Five (5%) Percent interest in the decedent's residuary estate. Said beneficiaries receiving Fifteen (15%) Percent total interest have filed receipts and acknowledgments with the Court receiving their due interest in and to the residuary estate in the form of cash claiming no interest in the real property, all in favor of the said Larry Chandler who now receives Sixty Five (65%) Percent of the residuary estate and Thirty Five (35%) Percent held by the Co-Trustees for the testamentary trust for benefit of Glen Chandler created and set forth in said Last Will duly probated.

This is the same legal description as on the previous deed of record.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions, and easements of record as may affect the afore described tract of land.

This is improved property, known as 116 Corbridge Court, Goodlettsville, TN 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Terese Brasile
Grantor
{Type Name} Terese Brasile

STATE OF Pennsylvania

COUNTY OF Franklin

On this 28th day of March, 2008, before me personally appeared Terese E Brasile, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

NOTARIAL SEAL
KATHI M. SCHILLING, Notary Public
Waynesboro, Boro. Franklin County
My Commission Expires May 30, 2009

Commission Expires: 3-28-08

Kathi M Schilling
Notary Public

Printed Name: Kathi M Schilling

Schilling Notary Service
24 W. Main St.
Waynesboro, PA 17268
717-765-6683

Grantor(s) Name, Address, phone:

Terese Brasile
211 Mount Airy Ave
Waynesboro, PA 17268
Terese Brasile

Grantee(s) Name, Address, phone:

Harold James Braden
211 Mount Airy Ave
Waynesboro, PA 17268
Harold James Braden

SEND TAX STATEMENTS TO GRANTEE

Maximum principal indebtedness for Tennessee recording tax purposes is 0.
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of Pennsylvania
County of Franklin

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $ 0, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 28th day of March, 2008.

Terese Brasile
Affiant

Terese BRASILE
Type or Print Name

Kathi M Schilling
Notary Public

Kathi M Schilling
Type or Print Name

NOTARIAL SEAL
KATHI M. SCHILLING, Notary Public
Waynesboro, Boro, Franklin County
My Commission Expires May 30, 2009

Schilling Notary Service
24 W. Main St.
(Seal) Waynesboro, PA 17268
717-765-6683

My commission expires:
5-30-2009