(3)

BILL GARRETT, Davidson County
Trans:T20100019230 DEEDQC
Recvd: 04/01/10 16:13 2 pgs
Fees:17.00 Taxes:0.00
20100401-0024678

Return To:
MH&S Law Firm
1804 Williamson Ct. Ste 201
Brentwood, TN 37027
615-377-3319

THIS INSTRUMENT PREPARED BY:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, Tennessee 37027

STATE OF Tennessee
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me this 22nd day of March, 2010.

ALICIA R. HAMILTON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON CO.

NOTARY PUBLIC
My Commission Expires: [illegible]

ADDRESS OF NEW OWNER:
Bradley & Toni Brandt
894 Battery Lane
Nashville, TN 37220

SEND TAX BILLS TO:
New Owner

Map/Parcel: 132-09-0-107.00

STRAWMAN QUITCLAIM DEED

FOR AND IN consideration of the sum of One Dollar ($1.00) cash in hand paid, love and affection, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Brad Brandt, a single person,** Grantor, does hereby quitclaim and convey his interest unto A. Scott Hubbard, Trustee, Grantee, for the express purpose of making a reconveyance to create a tenancy by the entirety, the following described parcel of land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot A of Herman E. Brown property, not of record, which Lot A is more particularly described as follows:
BEGINNING at a point in Battery Lane, the South West corner of Lot B of the Herman E. Brown Property, (north side of Battery Lane), thence north with the west boundary line of said Lot B 686.79 feet, thence west 100 feet to a point, the north west corner of Lot A, thence south 696.5 feet to a point in north side of Battery Lane, thence east with the margin of Battery Lane 100 feet to the point of beginning.

The above parcel of land also being the westerly 100 feet of Lot No. 21 on the Plat of Oak Hill Subdivision #1, as of record in Book 547, page 49, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Brad Brandt, a single person, by Warranty Deed, from Frank R. Courreges and Anne D. Courreges, both unmarried of record in Book 11503, page 197, Dated May 25, 1999, Register's Office for Davidson County, Tennessee.

Said Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on the 22 day of March, 2010.

Brad Brandt

And now, I, the said A. Scott Hubbard, Trustee, for the express purpose of carrying out the intent of this conveyance as set out above, do hereby convey, and forever quitclaim unto **Brad Brandt and wife, Toni L. Brandt,** the same property hereinabove described and set forth, to which reference is hereby made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises as above set forth.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on the 22 day of March, 2010.

A. Scott Hubbard

A. Scott Hubbard, Trustee

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Brad Brandt**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of March, 2010.

Alicia R. Hamilton

Notary Public

My Commission Expires: 9-23-13

ALICIA R. HAMILTON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON CO.

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, A. Scott Hubbard, Trustee, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of March, 2010.

Alicia R. Hamilton

Notary Public

My Commission Expires: 9-23-13

ALICIA R. HAMILTON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON CO.