Davidson County DEEDQC
Recvd: 04/02/12 12:36 4 pgs
Fees:22.00 Taxes:0.00
20120402-0027599

After Recording Return to:
CLOSING USA, LLC
Attn: HOI AU
250 MILE CROSSING BLVD, #4
ROCHESTER, NY 14624
File No. CL110094613LD

This document prepared by:

PAUL JUNGERS, ESQ.
8940 MAIN STREET
CLARENCE, NY 14031
716-634-3405

Tax ID No.:
180 04 0B 081.00

QUIT CLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THIS INDENTURE made and entered into on this ____ day of 03/25/2012 by and between LARRIE V. BROWN AND CAROL A. BROWN, F/K/A CAROL A. LOCKRIDGE, HUSBAND AND WIFE, 3425 WYNFALL LANE, NASHVILLE, TN 37211 hereinafter referred to as Grantor(s) and LARRIE V. BROWN AND CAROL A. BROWN, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY, 3425 WYNFALL LANE, NASHVILLE, TN 37211, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantors, for and in consideration of the sum of ONE and NO/100 ($1.00) DOLLAR, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, have this day remise, release, quitclaim, grant, sell, and convey to the said Grantee following described real estate located in DAVIDSON County, TENNESSEE:

SEE ATTACHED EXHIBIT "A"

Also known as: 3425 WYNFALL LANE, NASHVILLE, TN 37211
Property Tax ID No.: 180 04 0B 081.00
SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

Prior instrument reference: DOCUMENT NO. 20070604-0065799, Recorded: 06/04/2007

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee and unto Grantee's heirs, administrators, successors or assigns, forever in FEE SIMPLE.

And that said conveyance does not render the grantor insolvent nor is it for the purpose of defrauding any of grantor's creditors.

Assessor's parcel No. 180 04 0B 081.00

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this the day and year first above written.

LARRIE V. BROWN

CAROL A. BROWN, F/K/A
CAROL A. LOCKRIDGE

ELLEN F. GAMMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson
Personally appeared before me, the undersigned notary public of the aforesaid County and State, Larrie V. Brown, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.
Witness my hand, at offices, the 25th day of March, 2012.

Notary Public Ellen F. Gammon
Commission expires: 5/20/14

STATE OF Tennessee
COUNTY OF Davidson
Personally appeared before me, the undersigned notary public of the aforesaid County and State, Carol A Brown F/K/A Carol A. Lockridge, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.
Witness my hand, at offices, the 25th day of March, 2012.

Notary Public Ellen F. Gammon
Commission expires: 5/20/14

ELLEN F. GAMMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 0, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Affiant Larrie V Brown

Subscribed and sworn to before me this 25th day of March, 2012

Notary Public Ellen F. Gammon
Commission Expires 5/26/16

ELLEN F. GAMMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Name and address for person(s) responsible for taxes:

LARRIE V. BROWN AND CAROL A. BROWN
3425 WYNFALL LANE
NASHVILLE, TN 37211

Name and address of property owner:

LARRIE V. BROWN AND CAROL A. BROWN
3425 WYNFALL LANE
NASHVILLE, TN 37211

Exhibit A

All that tract or parcel of land situate in the Town/City of Nashville, County of DAVIDSON and State of TN, and more particularly described as follows:

Being Lot No. 113, Brookview Forest Subdivision, Phase 3, as shown on plat of record in Plat # 2005102050128969, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

True Copy Certification

I, Hoi Au, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature – Hoi Au

State of New York
County of Monroe

Personally appeared before me, Veronica Burgos, a notary public for this county and state, Hoi Au who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature – Veronica Burgos
My Commission Expires: 05-23-2013
Notary' Seal (if on paper)

VERONICA BURGOS
Notary Public, State of New York
Qualified in Monroe County
Commission Expires May 23, 2013