Davidson County DEEDQC
Recvd: 07/25/12 08:05 5 pgs
Fees:27.00 Taxes:0.00
20120725-0065141

Prepared by: Deeds on Demand, PC, 5029 Corporate Woods Drive, Suite 225-A, Virginia Beach, VA 23462

Return To: ServiceLink, 4000 Industrial Blvd., Aliquippa, PA 15001 4

181 36740

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, cash in hand paid, the receipt and sufficient which is hereby acknowledged by RICKEY E. BROWN, a married man, hereinafter referred to as "Grantor", does hereby grant, convey and warrant, unto RICKEY E. BROWN and MINERVA L. BRANHAM, husband and wife, as tenants with rights of survivorship, hereinafter referred to as "Grantee", whose mailing address is: 2132 Forge Ridge Circle, Nashville, TN 37217, the following lands and property together with all improvements located thereon, in the County of Davidson, State of Tennessee:

All that parcel of land in City of Nashville, Davidson County, State of Tennessee, as more fully described in Deed Inst # 20000919-0093040, ID# 135060A04000, being known and designated as:

Being Lot No. 40, on the Plan of Resubdivision of Lot 1, Forge Ridge, of record in Plat Book 9700, Page 295-296, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

And being part of the same property conveyed to Frank Batson Homes, Inc. by deed from Gregory S. Perrone, Trustee of Record in Book 10664, Page 578, Register's Office for said county.

Prepared by Deeds on Demand, PC
5029 Corporate Woods Drive, Suite 225-A, Virginia Beach, VA 23462. 757-321-6936.
The attorney(ies) who prepared this instrument has/have not performed a title examination of the subject property and therefore makes no opinion or warranty as to the quality of title. The parties to this instrument agree they have reviewed, understand and accept its terms, acknowledge that they have read, understand and agree with the terms of the Deeds on Demand Invoice, Client Disclosure and Agreement (see www.deedsondemandusa/agreement), and that the attorney/client relationship between the client(s) ordering and paying for the instrument and attorney(ies) preparing this instrument is strictly limited to the instrument's preparation. **Order # 14349**

This conveyance is subject to Restrictive Covenants and By-laws of record in Book 10284, Page 937; Book 10316, Page 880; and Book 10284, Page 958, Register's Office for said county.

This conveyance is made subject to: (1) 20_____ taxes, which have been prorated and assumed by the grantees; (2) all matters appearing on the plan of record in plat book 9700, page 295-296, said register's office; and (3) Sewer Easement of record in book 9543, page 800, said register's office.

THIS CONVEYANCE made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

WITNESS the following signature and seal:

Rickey E Brown (seal)
RICKEY E. BROWN

STATE OF TENNESSEE
COUNTY OF Davidson to-wit:

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that RICKEY E. BROWN has acknowledged the same before me in the County and State aforesaid, on this 23 day of May, 2012.

Notary Public
My Commission expires: 05-05-15

PEGGY L. NIEMANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO., TN

My Commision Expires May 05, 2015

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Valuation Affidavit

I 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 $10.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Rickey E Brown
Affiant

Subscribed and sworn to before me this 23 day of May, 2012

Notary Public
Commission expires: 05-05-15

PEGGY L. NIEMANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON CO., TN

My Commision Expires May 05, 2015

Grantor Name, Address	Send tax statements to: Grantee Name, Address
RICKEY E. BROWN 2132 Forge Ridge Circle Nashville, TN 37217	RICKEY E. BROWN 2132 Forge Ridge Circle Nashville, TN 37217

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5029 Corporate Woods Drive, Suite 225-A, Virginia Beach, VA 23462. 757-321-6936.

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LEGAL DESCRIPTION

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF **DAVIDSON**, STATE OF **TENNESSEE** AND IS DESCRIBED AS FOLLOWS:

ALL THAT PARCEL OF LAND IN CITY OF NASHVILLE, DAVIDSON COUNTY, STATE OF TENNESSEE, AS MORE FULLY DESCRIBED IN DEED INST # 20000919-0093040, ID# 135060A04000, BEING KNOWN AND DESIGNATED AS:

BEING LOT NO. 40, ON THE PLAN OF RESUBDIVISION OF LOT 1, FORGE RIDGE, OF RECORD IN PLAT BOOK 9700, PAGE 295-296, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING PART OF THE SAME PROPERTY CONVEYED TO FRANK BATSON HOMES, INC. BY DEED FROM GREGORY S. PERRONE, TRUSTEE, OF RECORD IN BOOK 10664, PAGE 578, REGISTER'S OFFICE FOR SAID COUNTY.

THIS CONVEYANCE IS SUBJECT TO RESTRICTIVE COVENANTS AND BY-LAWS OF RECORD IN BOOK 10284, PAGE 937; BOOK 10316, PAGE 880; AND BOOK 10284, PAGE 958, REGISTER'S OFFICE FOR SAID COUNTY.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) 2000 TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEES; (2) ALL MATTERS APPEARING ON THE PLAN OF RECORD IN PLAT BOOK 9700, PAGE 295-296, SAID REGISTER'S OFFICE; AND (3) SEWER EASEMENT OF RECORD IN BOOK 9543, PAGE 800, SAID REGISTER'S OFFICE.

MORE COMMONLY KNOWN AS: 2132 FORGE RIDGE CIR, NASHVILLE, TN

BY FEE SIMPLE DEED FROM FRANK BASTON HOMES, INC. AS SET FORTH IN INST # 20000919-0093040 DATED 09/15/2000 AND RECORDED 09/19/2000, DAVIDSON COUNTY RECORDS, STATE OF TENNESSEE.

True Copy Certification

I, Terri Baker, 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

State of PA

County of Beaver

Personally appeared before me, [Name of Notary] Melanie Miller, a notary public for this county and state, [name of person making certification] Terri Baker who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 4-27-2014

Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Melanie Miller, Notary Public
Hopewell Twp., Beaver County
My Commission Expires April 27, 2014
Member, Pennsylvania Association of Notaries