BILL GARRETT, Davidson County
Trans:T20120069082 DEEDQC
Recvd: 09/13/12 14:45 2 pgs
Fees:12.00 Taxes:0.00
20120913-0083323

Prepared by:
Susan B. Evans, Attorney at Law
2016 8th Avenue, South
Nashville, TN 37204

Name and address of owner:	Send tax bills to:	Map/Parcel:
M. E. Bratton, Jr., Trustee	SAME AS OWNER	Map 160-2
521 Pine Valley Rd.		Parcel: 23.00
Marietta, GA		

This deed is being prepared to evidence distribution of real property to a beneficiary and is exempt from tax pursuant to TCA§ 67-4-409(a)(3)(D). Pursuant to TCA§ 67-4-409(a)(5) the valuation oath is intentionally omitted.

EXECUTOR'S QUITCLAIM DEED

For and in consideration of the sun of Ten Dollars ($10.00) and good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, and for the purpose of making a distribution from an estate, I, Maurice E. Bratton, Jr., the Executor of the Estate of Maurice E. Bratton, Sr., deceased, hereinafter called the Grantor, do hereby transfer and convey unto Maurice E. Bratton, Jr., Trustee of the Descendant's Trust, hereinafter called the Grantee, its heirs and assigns, all of the right, title and interest of the Estate of Maurice E. Bratton, Sr., deceased, in and to that certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 4 on the Map of Nanearle Acres, as of record in Book 1424, page 77, said Register's Office to which plan reference is hereby made for a complete description thereof.

Being all of the same property conveyed to Maurice E. Bratton and wife, Patsy S. Bratton by deed from J. T. Simmons and wife, Willie Juanita Simmons, of record in Book No. 2449, page 363, of said Register's Office. Subsequently, Patsy S. Bratton died February 7, 2009 and title vested in Maurice E. Bratton as surviving tenant by the entirety. Then, Maurice E. Bratton died testate December 31, 2010 and devised said property to the Descendant's Trust by Last Will and Testament duly probated in the Probate Court of Davidson County, Tennessee, File No. 11P-320, Probated Clerk's Office for Davidson County, Tennessee.

This is (*) improved () unimproved property also known as: 807 Nanearle Pl., Nashville, TN 37220

Maurice E. Bratton and Maurice E. Bratton, Sr., is one and the same person.

This conveyance is subject to all restrictions and easements of record.

No abstract or survey furnished for preparation of this instrument.

The Preparer of this deed makes no representation as to the status of title to the property described hereto. This deed has been prepared solely from information furnished to the preparer, who makes no representations whatsoever other than it has been accurately transcribed from the information provided.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 15 day of March 2012.

Estate of Maurice E. Bratton

BY: _____

Maurice E. Bratton, Jr., the Executor of the Estate of Maurice E. Bratton

STATE OF GEORGIA)
COUNTY OF COBB)

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Maurice E. Bratton, Jr., as the Executor of the Estate Maurice E. Bratton, deceased, within named bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at, Marietta, Georgia, the 15th day of March 2012.

_____
Notary Public

My Commission Expires: August 31, 2012

TERESA RENEE BANDY NOTARY PUBLIC COBB COUNTY, GA