THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
Customer Service
Genuine Title, LLC
11155 Dolfield Blvd.
Suite 100
Owings Mills, MD 21117
Telephone: 410-356-9363 Fax: 410-356-9773
File No. 12-61510
1 of 2

BILL GARRETT, Davidson County
Trans:T20120069198 DEEDQC
Recvd: 09/14/12 09:36 5 pgs
Fees:27.00 Taxes:0.00
20120914-0083452

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

QUITCLAIM DEED

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, **Evante D. Hall formerly known as Evante D. Brookshire**, hereinafter referred to as "Grantor", does hereby bargain, sell, remise, release, quit claim and convey unto **Evante D. Hall, as Sole Owner, his/her personal representatives and assigns** hereinafter "Grantee", the following real estate, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

All that certain lot or parcel of land situate in the County of Davidson, State of Tennessee, and being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 389 on the Final Plat, Village Seven, Summerfield Subdivision, a Planned Unit Development, of record in Instrument Number 20041130-0142175, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description of said lot.

****FOR INFORMATIONAL PURPOSES ONLY****

The improvements thereon being known as: 3416 Bent Wood Cove, Antioch, TN 37013

BEING the same property conveyed to Evante D. Brookshire from Capitol Homes, Inc., a Tennessee Corporation, by Warranty Deed dated September 16, 2005, and recorded on September 26, 2005, as Document No. 20050926-0115421, among the Land Records of Davidson County, Tennessee.

Tax ID#: 164100A28400CO

THIS DOCUMENT CREATES LEGAL CONSEQUENCES, WHICH SHOULD BE DEFINED, DISCUSSED, AND CONFIRMED WITH COMPETENT LEGAL REPRESENTATION. THERE IS NOT ANY ASSURANCE TO THE USER THAT THIS DOCUMENT WILL ACCOMPLISH A PARTICULAR LEGAL RESULT OR OBJECTIVE WITHOUT THE REVIEW OF ALL CIRCUMSTANCES WHICH REQUIRE ITS' COMPLETION.

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

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

AND BEING ALL OR PART OF THE SAME premises conveyed to Grantor by virtue of a deed from Capitol Homes, Inc., dated September 16, 2005, and recorded September 26, 2005, in the Register of Deeds for the County of Davidson, as Document No. 20050926-0115421.

GRANTOR SPOUSE CLAIM NO INTEREST IN AND TO THE SUBJECTO PROPERTY IN THAT IT HAS NEVER BEEN THEIR MARITAL RESIDENCE.

~~TO HAVE~~ AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging. ~~I do hereby warrant the title herein~~ conveyed against the lawful claims of all persons claiming the same by, through or under me, but not further or otherwise.

WITNESS Grantor's hand this 31ST day of July, 2012.

_____
Witness

Evante D Hall {SEAL}
Evante D. Hall formerly known as Evante D. Brookshire

_____
Witness

Evante D Hall {SEAL}
Evante D. Hall

_____
Witness

DuWayne Donnell Hall {SEAL}
DuWayne Donnell Hall

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 31st day of July, 2012, before me, the undersigned officer duly commissioned and qualified, personally appeared Evante D. Hall formerly known as Evante D. Brookshire, known to be (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same as his free act and deed.

SABRINA JACAL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission expires: My Commission Expires January 06, 2014

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, herby swear that to the best of the affiants knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $248,717+ which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale. * tax id # 071 09 026.01154.21

Affiant: Evante D Hall

Subscribed and sworn to before me this 31st day of July, 2012.

Notary Public

My Commission expires: My Commission Expires January 06, 2014

SABRINA JACAL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Owner's

Person or Agency responsible for taxes:
Evante D. Hall
3416 Bentwood Cove
Antioch, TN 37013

WAIVER OF HOMESTEAD & COMMUNITY PROPERTY RIGHTS

I, DuWayne Donnell Hall hereby waive all of my homestead rights and exemptions provided or homesteads, if any, which I possess to the following described property below.

I, DuWayne Donnell Hall in addition, hereby waive any other marital rights, including community property rights, if any, which I possess to the following property below.

3416 Bent Wood Cove, Antioch, TN 37013

Title to the above described property is held in the name of Evante D. Hall, my spouse Evante D. Hall who acquired title as Sole Owner. The consideration for giving this waiver is to allow Fifth Third Mortgage Company to loan my spouse the sum of $ 248,717.00 .00 and secure such loan by a Deed of Trust dated July 31, 2012 on the above property with it as beneficiary David P. Dempsey as Trustee and my Evante D. Hall as Trustor. I also acknowledge that should default occur on such a loan, a foreclosure of the note secured by such a Deed of Trust will eliminate any claim I may have to the above described property under the homestead statutes and common law of the State of Tennessee.

Dated this 31ST day of July, 2012.

DuWayne Donnell Hall

ACKNOWLEDGMENT

STATE OF ~~ALASKA~~ Tennessee &
County of ~~JUDICIAL DISTRICT~~ Davidson

Before me, a Notary Public in and for the State of ~~Alaska~~ Tennessee, has executed the foregoing document of his or her own free will on this 31st day of July, ~~2007~~ 2012 &

(seal)

SABRINA JACAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public Signature

Sabrina Jacal

Printed Name

My Commission Expires

My commission expires ~~January 06, 2014~~

This instrument was prepared
by and after recording return to:
Richmond Title Services, LP
2901 N. Dallas Pkwy. #100
Plano, TX 75093

GF #