This instrument prepared by:
Leila Hansen, Esq.
9041 South Pecos Road, Suite 3900
Henderson, Nevada 89074

Davidson County DEEDQC
Recvd: 11/26/12 08:55 4 pgs
Fees:22.00 Taxes:0.00
20121126-0107811

(1) 56926125-154799

QUITCLAIM DEED

TITLE OF DOCUMENT

ADDRESS NEW OWNER AS FOLLOWS:	**MAIL TAX STATEMENT TO:**	**MAP PARCEL NUMBERS:**
Brandy Manning , et al	Brandy Manning , et al	Map/Parcel:
3209 Hidden Creek Drive	3209 Hidden Creek Drive	182 01 0A 077.00
Antioch, Tennessee 37013	Antioch, Tennessee 37013	

FOR AND IN CONSIDERATION of ONE AND NO/100 DOLLAR ($1.00), cash in hand paid by the grantee, the receipt and sufficiency of which is hereby acknowledged, **Brandy Manning, a married woman who acquired title as an unmarried woman** by these presents do hereby quitclaim and convey unto the said **Brandy Manning and Gary Marsh, wife and husband**, Grantees herein, their successors and assigns, all their right, title and interest in and to the following certain real estate in **Davidson** County, **Tennessee**, described as follows:

BEING LOT NUMBER 77 SUNSET HILLS, PHASE ONE, SECTION TWO, AS SHOWN OF RECORD IN PLAT INSTRUMENT NO. 20071220-0146323, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

The express purpose of this conveyance is to Add Spouse to Title.

Being the same property conveyed to Brandy Manning, an unmarried woman by Deed from Lake Forest Homes, Inc. of record in Instrument No. 20080707-0069892, said Register's Office.

This is unimproved (✓) property known as 3209 Hidden Creek Drive, Antioch, Tennessee 37013
Improved ( )

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness our hand this 25 day of October, 2012, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Brandy Manning

ACKNOWLEDGMENT

STATE OF Tennessee)

COUNTY OF Davidson) ss

Personally appeared before me, Lynn Paez, a Notary Public in and for said County and State, **Brandy Manning** the within named bargainor, individual(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Given under my hand and official seal of office at Tennessee, Davidson Co. this 25th day of October, A.D., 20 12.

NOTARY STAMP/SEAL

LYNN PAEZ
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Lynn Paez, Lynn Paez
NOTARY PUBLIC
Notary Commission Expires: _____

My Commission Expires
August 22, 2016

AFFIDAVIT OF VALUE

STATE OF Tennessee)

COUNTY OF Davidson)

The actual consideration or value whichever is greater, for this transfer is $ 1.00.

Subscribed and sworn to before me this the 25th day of October, 20 12.

(Affix Seal)

Affiant

Lynn Paez, Lynn Paez
Notary Public

My Commission Expires: _____

My Commission Expires
August 22, 2016

LYNN PAEZ
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

EXHIBIT A - LEGAL DESCRIPTION

Tax Id Number(s): 182 01 0A 077.00

Land Situated in the County of Davidson in the State of TN

BEING LOT NUMBER 77 SUNSET HILLS, PHASE ONE, SECTION TWO, AS SHOWN OF RECORD IN PLAT INSTRUMENT NO. 20071220-0146323, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

Being the same property conveyed to Brandy Manning, an unmarried woman, by deed dated June 30, 2008 of record in Deed Instrument/Case No. 20080707-0069892, in the County Clerk's Office.

Commonly known as: 3209 HIDDEN CREEK DRIVE , ANTIOCH, TN 37013

True Copy Certification

I, MELANIE WIMBERLY, 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 MICHIGAN

County of OAKLAND

Personally appeared before me, ~~[Name of Notary]~~ Kimberly J. Virostick, a notary public for this county and state, ~~[name of person making certification]~~ MELANIE WIMBERLY 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: _____
Notary' Seal (if on paper)

Kimberly J. Virostick
NOTARY PUBLIC, Macomb County, MI
My Commission Exp. JAN 29, 2014
Acting in the County of OAKLAND