This Form furnished by: **SIEW-LING SHEA, ATTORNEY, ROGERS, KAMM & SHEA**

FROM:
STEPHEN KYLE BRANDON, II

TO:
MICHELLE BRANDON

BILL GARRETT, Davidson County
Trans:T20120095828 DEEDQC
Recvd: 12/14/12 13:04 3 pgs
Fees:17.00 Taxes:0.00
20121214-0115370

QUITCLAIM DEED

New Owner & Address	Taxable Party	Map-Parcel Numbers
MICHELLE BRANDON 735 Tulip Grove Road, #218 Hermitage, Tennessee 37076	ASAME@	75-12-O-F-32.0 CO

STATE OF TENNESSEE }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS:
None because it is pursuant to a Final Decree of Divorce in the Third Circuit Court for Davidson County, Tennessee, Docket No. 12D-1628

Michelle Brandon
MICHELLE BRANDON

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 13th DAY OF December, 2012.

Nancy Hardt
NOTARY PUBLIC

NANCY HARDT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

MY COMMISSION EXPIRES: 7-7-14.
(AFFIX SEAL)

This Instrument Prepared By:

SIEW-LING SHEA, ATTORNEY
Rogers, Kamm & Shea
The Wind in the Willows Mansion
2205 State Street
Nashville, TN 37203
(615) 320-0600

Grantor and Grantee acknowledge that this Quitclaim Deed was prepared from information furnished by the prior Special Warranty Deed of record in the Register of Deeds, Davidson County, Tennessee. No title examination has been made and the law firm of Rogers, Kamm & Shea shall have no liability for the status of the title to the property or the accuracy of such information.

I, **STEPHEN KYLE BRANDON, II**, do hereby Quitclaim to **MICHELLE BRANDON**, all my marital interest, if any, in said real property as described below:

LEGAL DESCRIPTION:

Land in Davidson County, Tennessee, being Lot 32 AKA Unit 218, Tulip Cove Townhomes, as shown on plat of record in Exhibit B of Instrument No. 20050525-0059119, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being part of the same property conveyed to Marquis Homes, LLC by Warranty Deed from MS Development, dated June 25, 2007, as of record in Instrument number 20070629-0077687, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Michelle L. Brandon, an unmarried [sic] individual by Special Warranty Deed from Marquis Homes, LLC dated October 5, 2007 as of record under Instrument number 20071009-0120141, Register's Office for Davidson County, Tennessee. Michelle L. Brandon and Michelle Brandon being one and the same person.

This conveyance is made subject to:
Restrictions, Dedications, Conditions, Reservations, Easements and other matters shown on the plat of AKA Unit 218, Tulip Cove Townhomes, as recorded in Exhibit B of Instrument No. 20050525-0059119, Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20050525-0059119, Easement for Sanitary Sewer, recorded in Book 4123, Page 640, Utility Codes Letter for Detached Structure recorded in Book 10413, Page 841, and Boundary Survey recorded at Instrument No. 20050517-0055768.

This conveyance is subject to (1) Taxes (2) All restrictions of record (3) All easements of record (4) All visible easements (5) All matters appearing on the plan of record (6) All applicable Governmental and Zoning regulations and (7) All indebtedness on the real property as recorded in the Register=s Office, Davidson County, Tennessee.

This conveyance is made pursuant to *Tennessee Code Annotated* § 36-4-121 and a Final Decree of Divorce entered in the Third Circuit Court of Williamson County, Tennessee, Docket No. 12D-1628.

This is improved real property, known as: **735 Tulip Grove Road, #218, Hermitage, Tennessee 37076.**

IN WITNESS WHEREOF I have hereunto set my hand on this the 7th day of December, 2012.

STEPHEN KYLE BRANDON, II

STATE OF TENNESSEE }
COUNTY OF _____ }

Personally appeared before me, S. Renee Brown, a Notary Public in and for said County and State, the within named, STEPHEN KYLE BRANDON, II, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledge that he executed the within instrument for the purpose therein contained.

Witness my hand at Nashville, Tennessee, Davidson County, on this the 7th day of December, 2012.

S. Renee Brown
NOTARY PUBLIC

My Commission Expires: ~~December 23, 2014~~ My Commission Expires:
DATE

S. RENEE BROWN
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY