After Recording Return to:
AVENUE 365 LENDER SERVICES, LLC
4000 CHEMICAL RD.
PLYMOUTH MEETING, PA 19462
File No. 1230152

This document prepared by:
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Davidson County DEEDQC
Recvd: 01/07/13 08:28 5 pgs
Fees:27.00 Taxes:0.00
20130107-0001569

Tax ID No.:
098-06-0A-096.00

QUIT CLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THIS INDENTURE made and entered into on this 14 day of Dec, 2012, by and between TIMOTHY C. BRASINGTON, AN UNMARRIED MAN AND TAWNA A. POE, AN UNMARRIED WOMAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, of 2216 BUTTON QUAIL COURT, HERMITAGE, TN 37076, hereinafter referred to as Grantor(s) and TIMOTHY C. BRASINGTON, AN UNMARRIED MAN, of 2216 BUTTON QUAIL COURT, HERMITAGE, TN 37076, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantors, for and in consideration of the sum of ONE and NO/100 ($1.00) DOLLAR, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, have this day remise, release, quitclaim, grant, sell, and convey to the said Grantee following described real estate located in DAVIDSON County, TENNESSEE:

SEE ATTACHED EXHIBIT "A"

Also known as: 2216 BUTTON QUAIL COURT, HERMITAGE, TN 37076
Property Tax ID No.: 098-06-0A-096.00
SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

Prior instrument reference: INSTRUMENT NUMBER 20070828-0103034, Recorded: 08/28/2007

And that said conveyance does not render the grantor insolvent nor is it for the purpose of defrauding any of grantor's creditors.

Assessor's parcel No. 098-06-0A-096.00

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this the day and year first above written.

TIMOTHY C. BRASINGTON

TAWNA A. POE

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, Timothy C. Brasington the within named bargainer, with whom I am personally acquainted (or proved to me ~~on~~ the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at offices, the 19 day of Dec., 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

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, Tawna A. Poe, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at offices, the 19 day of Dec, 202.

Notary Public
Commission expires: 05-05-15

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

My Commision Expires May 05, 2015

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ -0-.

Affiant

Subscribed and sworn to before me this 19 day of December 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

Name and address for person(s) responsible for taxes:

TIMOTHY C. BRASINGTON
2216 BUTTON QUAIL COURT
HERMITAGE, TN 37076

Name and address of property owner:

TIMOTHY C. BRASINGTON
2216 BUTTON QUAIL COURT
HERMITAGE, TN 37076

EXHIBIT A
LEGAL DESCRIPTION

A CERTAIN PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEING LOT NO. 88 ON THE FINAL PLAT OF PHASE 1, SECTION "B", BRIDGEWATER, OF RECORD IN INSTRUMENT NO. 20060425-0046949, CORRECTED BY SURVEYOR'S CERTIFICATE OF CORRECTION IN INSTRUMENT NO. 20060608-0067982, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION. THE DESCRIPTION IS THE SAME AS THE PREVIOUS DEED OF RECORD.

BEING PART OF THE SAME PROPERTY CONVEYED TO NEWMARK HOMES, LP BY WARRANTY DEED FROM BRIDGEWATER HERMITAGE, LLC, OF RECORD IN INSTRUMENT NO. 20061122-0145026, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PARCEL AS THAT CONVEYED BY DEED TO TIMOTHY C. BRASINGTON, UNMARRIED, TAWNA A. POE, UNMARRIED, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP FROM NEWMARK HOMES, L.P., A TEXAS LIMITED PATNERSHIP, DATED AUGUST 24, 2007, RECORDED AUGUST 28, 2007, IN INSTRUMENT NUMBER 20070828-0103034, IN THE AFORESAID LAND RECORDS.

PARCEL ID/PROPERTY TAX ID: 098 06 0A 096.00

PROPERTY COMMONLY KNOWN AS: 2216 BUTTON QUAIL COURT, HERMITAGE, TN 37076

TCB

True Copy Certification

I, __Pheng Phanhsackdy_____, 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 _____Pennsylvania_____

County of _____Montgomery_____

Personally appeared before me, Shawnna Leigh Sorenson, a notary public for this county and state, Pheng Phanhsackdy 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)

NOTARIAL SEAL
SHAWNNA LEIGH SORENSON
Notary Public
PLYMOUTH TWP., MONTGOMERY COUNTY
My Commission Expires May 17, 2015

NOTARIAL SEAL
SHAWNNA LEIGH SORENSON
Notary Public
PLYMOUTH TWP., MONTGOMERY COUNTY
My Commission Expires May 17, 2015