THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
Bell Title LLC
1616 Westgate Circle
Brentwood, TN 37027
Telephone: 615-221-4335 Fax: 615-369-8606
File No. 12-1675

BILL GARRETT, Davidson County
Trans:T20130011915 DEEDQC
Recvd: 02/12/13 09:31 2 pgs
Fees:12.00 Taxes:0.00
20130212-0014244

--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, **Andrew J. Brannan**, hereinafter referred to as "Grantor", does hereby bargain, sell, remise, release, quit claim and convey unto **Jennifer E. Brannan**, hereinafter "Grantee", the following real estate, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

BEING LOT NO. 2 ON THE FINAL SUBDIVISION PLAT OF OAKWOOD ESTATES, as shown in Instrument No. 20000505-0045404, Register's Office for Davidson County, Tennessee, to which reference is made for the complete description.

AND BEING ALL OR PART OF THE SAME premises conveyed to Grantor by virtue of a special warranty deed from Nationstar Mortgage, LLC, dated October 14, 2008, and recorded November 3, 2008, in the Register of Deeds for the County of Davidson, as Document No. 20081103-0109031.

WITNESS Grantor's hand this ~~25~~ 29th day of January, 2013.

Andrew J. Brannan

{SEAL}

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 29 ~~25~~th day of January, 2013, before me, the undersigned officer duly commissioned and qualified, personally appeared Andrew J. Brannan, 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.

DARWIN MARTORELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Commission expires: 9-1-2014

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 $ 0.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

New owner t
Person or Agency responsible for taxes:
Jennifer E. Brannan
2205 Golden Oak Place
Madison TN 37115
Map/parcel 51-14-A-200

Affiant:

Subscribed and sworn to before me this 25th day of January, 2013.

Notary Public
My Commission expires:

SELINA HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON, TENN
My Comm. Expires May 5, 2015