File No.

# QUITCLAIM DEED

Davidson County DEEDQC
Recvd: 05/16/13 12:55 2 pgs
Fees:12.00 Taxes:0.00
**20130516-0049505**

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Brittany Maynard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 day of May, 2013.

Notary Public

MY COMMISSION EXPIRES: 3-3-15
(AFFIX SEAL)

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Michael J. Mills, Attorney
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027
This instrument was prepared by information furnished by the parties herein.

No Warranty of Title either expressed or implied

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Robert Braswell | Same | 082 13 0 083.00 |
| (NAME) 168 Charleston Park | (NAME) | |
| (ADDRESS) Nashville, TN 37205 | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Brittany L. Maynard

HEREINAFTER CALLED THE GRANTOR(S), DO (ES) HEREBY **QUITCLAIM** , AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Robert H Braswell,

HEREINAFTER CALLED THE GRANTEE(S), HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, Being Lot No. 62 and the Easterly 25 feet of Lot No. 61, both in Block C on the Plan of THe Bransford Realty Company's Subdivision of the South part of the north hill tract, recorded in Book 421, page 76, in the Register's Office for Davidson County, Tennessee.

Said property fronts 50.4 feet on the southerly margin of Locklayer Street and 100 feet on the westerly margin of 9th Avenue North, and extends back 50.9 feet on the southerly line along the northerly margin of an alley and 100 feet, more or less, on the westerly line to a point of intersection.

Less and Except that portion of Land Indentified as "Right of Way Acquisition "A"" and "Right of Way Acqusition "A"" as found in Quitclaim Deed from Mercreshia Greer to the Metropolitan Development & Housing Agency in Quitclaim Deed of Record at Instrument No. 20050124-0008299, in the Register's Office for Davidson County Tennessee, to which deed reference is hereby made for a more particular description thereof.

Being the same property conveyed to Brittany L. Maynard by deed from Rubin Lublin TN PLLC, dated April 24, 2013, of record in Instrument Number, 20130502-0044331 Register's Office for said County.

**This is investment property only and has never been the residence of the grantor at any time.**

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 901 Locklayer Street Nashville, TN 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Wherever 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 My hands this 15 th day of May, 2013.

Brittany L. Maynard

Brittany L. Maynard

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Brittany L. Maynard the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 15 day of May, 2013.

Commission expires: 3-3-15

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

CERTIFIED FOR REMOTE FILING:
I, Michael J. Mills, 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.

Michael J. Mills, attorney at law

State of Tennessee:
County of Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Michael J. Mills, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the named person, and that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, on 5-16-13

Notary Public James C. Smith

My Commission Expires: March 3, 2015

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**File Number:** _____
**RETURN TO:**
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027