BILL GARRETT, Davidson County
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Prepared by:
Monica D. Edwards, Esq
P.O. Box 331548
Nashville, Tennessee 37203

ADDRESS OF NEW OWNER: **SEND TAX BILLS TO:** **MAP:** 070 08 0 085.00
Burnece Brunson and SAME 070 08 0 242.00
Brandon Phillips
812 Free Silver Road
Nashville, TN 37207

QUITCLAIM DEED

FOR LOVE AND AFFECTION and no monetary consideration, and for the purpose of re-conveying my property to establish joint ownership with rights of survivorship between Burnece Brunson and Brandon Phillips, I, **BURNECE BRUNSON,** (a single individual) GRANTOR, do hereby quitclaim and convey unto **Darrmita Joyce, Trustee**, all of my rights, title and interest in the following described tracts or parcels of land lying and being in the Davidson County, Tennessee, more particularly described to wit:

Track #1

BEING Lot No. 2, Parcel No. 85 on the Muffy Subdivision of record in Book 6050, Page 393, Register's Office for Davidson County, Tennessee.

BEGINNING at a point in the westerly margin of Free Silver Road, said point being the southeasterly corner of Lot No. 3, thence with said Free Silver Road S 31 degrees 15' W 66 feet to a point; the northeasterly corner of Lot No. 1; thence N 58 degrees 45' W 267 feet to a point in the easterly margin of McKinley Street; thence N 31 degrees 15' E 66 feet to a point, the southwesterly corner of said Lot No. 3; thence S 58 degrees 45' E 267.00 feet to the point of beginning, containing 17,622 feet more or less.

BEING the same property conveyed to Burnece Brunson by deed from Ehrai Lilly Zapp and husband, James Zapp, of record in Book 7837, Page 882, and as corrected in Book 8162, Page 758, Register's Office of Davidson County, Tennessee.

This property is improved and known as 812 Free Silver Road, Nashville, Tennessee 37217

Track #2

BEING Lot No. 1, Parcel No. 242 on the Muffy Subdivision of record in Book 6050, Page 393, Register's Office for Davidson County, Tennessee.

BEGINNING at a point in the westerly margin of Free Silver Road. Said point being the southeasterly corner of Lot No. 2; thence with said Free Silver Road S 31 degrees 15' W 65 feet to a point; the northeasterly corner of Lot No. 1; thence, N 58 degrees 45' W 267 feet to a point in the easterly margin of McKinley Street; thence, N 31 degrees 15' E 65 feet to a point, the southwesterly corner of said Lot No. 2; thence S 58 degrees 45' E 267,0 feet to the point of beginning, containing 17,355 square feet more or less.

BEING the same property conveyed to Burnece Brunson by deed from Ehrai Lilly Zapp and husband, James Zapp, of record in Book 8132, Page 468, Register's Office of Davidson County, Tennessee.

This property is unimproved and known as 810 Free Silver Road, Nashville, Tennessee 37217

SAID property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

AND now, I, the said **Darrmita Joyce, Trustee**, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto **BURNECE BRUNSON and BRANDON PHILLIPS**, jointly, with the right of survivorship, their heirs and assigns, the same property

hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF, we have hereunto set our hands, on this 28th day of June, 2013.

Burnece Brunson
BURNECE BRUNSON

Darrmita Joyce
DARRMITA JOYCE, TRUSTEE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this the 28th day of June, 2013, before me personally appeared **BURNECE BRUNSON**, bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

MONICA D. EDWARDS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Monica D. Edwards
NOTARY PUBLIC My Commission Expires: 7/8/2013

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this the 28th day of June, 2013, before me personally appeared **Darrmita Joyce, Trustee**, bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged execution of the within instrument for the purposes therein contained.

MONICA D. EDWARDS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Monica D. Edwards
NOTARY PUBLIC My Commission Expires: 7/8/2013

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

I, or we, hereby swear or affirm that the actual consideration for this transfer is **NO ($-0-) DOLLARS.**

Bernece Brunson
AFFIANT

SUBSCRIBED and ***SWORN*** to before me on this the 28th day of June, 2013.

Monica D. Edwards
NOTARY PUBLIC

My Commission Expires: 7/8/2013

MONICA D. EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY