BILL GARRETT, Davidson County
Trans:T20130069493 DEEDQC
Recvd: 08/13/13 10:35 2 pgs
Fees:12.00 Taxes:0.00
20130813-0084807

#108659

After Recording Return To:

MAIL: **Record and Return To:**
First Title & Escrow, Inc.
1 Park West Circle STE 104
Midlothian, VA 23114

Prepared: P. DeSantis, Esquire
235 West Brandon Blvd., #191
Brandon, Florida 33511
(866) 755-6300

Map & Parcel:
182 06 0A 127 00CO

QUIT CLAIM DEED

{Exempt from Taxation Pursuant to T. C. A § 67-4-409 (3) (A) (ii) }
[this deed is being executed to update marital status and add spouse to title]

New Owner/ Property Being Conveyed
Jeremy Shawn Rakes
Brande Lee Carr-Rakes
8196 Ramstone Way
Antioch, TN 37013

Send Tax Bills To:
New Owner

Mail Tax Statement To:
New Owner

THIS INDENTURE, made this 7th day of August, 2013, between JEREMY SHAWN RAKES, also known as Jeremy S. Rakes, a now married man, joined by spouse BRANDE LEE CARR-RAKES, residing at 8196 Ramstone Way, Antioch, TN 37013 collectively hereinafter referred to as "**Party of the First Part**" and JEREMY SHAWN RAKES and BRANDE LEE CARR-RAKES, husband and wife as tenants by the entireties, collectively hereinafter referred to as "**Party of the Second Part.**"

WITNESSETH

That the said Party of the First Part, for and in consideration of the sum of Ten Dollars ($10.00) and no other good and valuable consideration in hand paid by the said Party of the Second Part, the receipt of which is hereby acknowledged, has bargained, sold, remised, released and QUIT-CLAIMED, and, do hereby bargain, sell remise, release and QUIT-CLAIM unto the said Party of the Second Part, the following described premises, to wit:

Situated in the Davidson County, Tennessee and being further bounded and described as follows:

BEING LOT NO. 123, ON THE PLAN OF FINAL PLAT, OLD HICKORY HILLS, PHASE TWO, SECTION ONE, OF RECORD IN INSTRUMENT NO. 20030623-0086188, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETED LEGAL DESCRIPTION.

SUBJECT TO ALL MATTERS OF RECORD.

BEING THE SAME PROPERTY AS CONVEYED TO JEREMY S. RAKES, UNMARRIED FROM KYLE COOPERSON, UNMARRIED, BY WARRANTY DEED RECORDED 04/07/2009 AS INSTRUMENT NO. 20090407-0031706 IN THE OFFICIAL RECORDS OF DAVIDSON COUNTY, TENNESSEE.

PROPERTY ADDRESS: 8196 Ramstone Way, Antioch, TN 37013
The legal description was obtained from a previously recorded instrument.

IN WITNESS WHEREOF, the said Party of the First Part has hereunto set a hand and seal the day and year first above written.

JEREMY SHAWN RAKES
also known as Jeremy S. Rakes

BRANDE LEE CARR-RAKES

STATE OF ~~TENNESSEE~~ Virginia }
COUNTY OF Caroline }

On this 7th day of August, 2013, before me personally appeared **JEREMY SHAWN RAKES**, also known as Jeremy S. Rakes and **BRANDE LEE CARR-RAKES** to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

SHEILA D. ANDERSON-PITTS
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES MAY 31, 2015
REGISTRATION NUMBER: 7095789

Sheila D. Anderson-Pitts
NOTARY PUBLIC
Sheila D. Anderson-Pitts

My Commission Expires: May 31, 2015

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $ X.

SHEILA D. ANDERSON-PITTS
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES MAY 31, 2015
REGISTRATION NUMBER: 7095789

JEREMY SHAWN RAKES
also known as Jeremy S. Rakes

Subscribed and sworn to before me this 7th day of August, 2013.

Sheila D. Anderson-Pitts
NOTARY PUBLIC
Sheila D. Anderson-Pitts

My Commission Expires: May 31, 2015

{No title examination requested or performed - the preparer hereof makes no representation as to the state of title to the above-described property}

The preparer has not had any contact with the Grantor(s) nor Grantee(s) herein and no legal advice was given to any party by the preparer of this document. Information contained in this instrument was provided to preparer by an agent for said Grantee Preparer is not responsible for scheduling the execution of this document; the validity of any power of attorney, if one is being used; nor the recording of this instrument. Preparer has no control over typed or hand written additions made to this instrument.