QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20140031106 DEEDQC
Recvd: 05/06/14 10:56 1 pgs
Fees:12.00 Taxes:0.00

20140506-0038461

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF April, 2014.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Commission Expires August 23, 2016

THIS INSTRUMENT WAS PREPARED BY (and return to):
Rudy Title & Escrow, LLC | 2012 21st Ave. South | Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
R Michael Brown (NAME)	Franklin American Mortgage (NAME)	
2101 Elderton Ct. (ADDRESS)	501 Corporate Centre Dr., #400 (ADDRESS)	
Brentwood, TN 37027 (CITY) (STATE) (ZIP)	Franklin, TN 37067 (CITY) (STATE) (ZIP)	181-02-0A-026.00-CO

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE (S) AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, I/WE **R MICHAEL BROWN, unmarried**, HEREINAFTER CALLED THE GRANTOR (S), HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO **R MICHAEL BROWN, unmarried and JOSEPH L. BROWN, unmarried, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTEE (S), THEIR HEIRS AND ASSIGNS, ALL OF MY RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING TOWNHOME UNIT NO. 26 AKA LOT 26 ON THE EXHIBIT PLAT OF LENOX CREEKSIDE, PHASE ONE, OF RECORD AS EXHIBITS E1, E2 AND E3 OF INSTRUMENT NO. 20060306-0025686 AS AMENDED BY INSTRUMENT NO. 20060606-0066938 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO R MICHAEL BROWN, AN UNMARRIED MAN BY WARRANTY DEED FROM CHRISTINA M. COVEY, AN UNMARRIED WOMAN OF RECORD AT INSTRUMENT NO. 20131231-0131241, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is
( ) unimproved
(X) improved property known as **8328 Tecumseh Ln Cane Ridge, Tennessee 37013**

Witness my/our hand (s) this the 30 day of April, 2014.

R Michael Brown

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **R Michael Brown**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30 day of April, 2014

Notary Public

My Commission Expires:

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Commission Expires August 23, 2016