File BOX 8

PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law

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Phone (615) 298-3312 - Fax 292-8746

BILL GARRETT, Davidson County
Trans:T20140048994 DEEDQC
Recvd: 07/09/14 14:25 2 pgs
Fees:12.00 Taxes:0.00
20140709-0060484

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref: (DM) Title No: 53420

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Brandy N. Russell 449 Patina Circle Nashville, TN 37209	BancorpSouth Bank 5217 Maryland Way Brentwood, TN 37027

TAX MAP-PARCEL NUMBERS: 091140C00400CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of **Ten Dollars** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Deborah Roane, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and quitclaim unto **Brandy N. Russell**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lots 26 A and 26 B on the Plan of Patina Subdivision Phase II, shown on Exhibit "A" to the Declaration of Covenants, Conditions and Restrictions of record in Doc. No. 20090710-0064462, amended in Doc. No. 20100721-0057018, to which Plan reference is made for a complete description.

As to Lot 26B

Being the same property conveyed to Brandy Russell, unmarried, and Deborah Roane, unmarried, as joint tenants with right of survivorship, by Warranty Deed from Shamrock Holds, Inc., a Tennessee corporation, dated July 15, 2009 and recorded on July 24, 2009, of record in Doc. NO. 20090724-0069608, Register's Office for Davidson County, Tennessee. By Quitclaim Deed of record in Doc. No. 20100111-0002180, said Register's Office, Deborah Roane, unmarried, conveyed her interest in subject property to Brandy Russell, unmarried. Subject property was further conveyed to Brandy N. Russell, unmarried, and Deborah Roan, unmarried, as joint tenants with right of survivorship, by Quitclaim Deed of record in Doc. No. 20100322-0021390, said Register's Office.

As to Lot 26A

Being the same property conveyed to Brandy N. Russell and Deborah Roane, as joint tenants with right of survivorship by Warranty Deed from Patina Development, LLC, a Tennessee limited liability company, dated December 31, 2013 and recorded January 1, 2014, of record in Doc. No. 20140103-0000862 said Register's Office.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2014, and subsequent years; The Plan, with Owner's Certificate, of record in shown on Exhibit "A" to the Declaration of Covenants, Conditions and Restrictions of record in Doc. No. 20090710-0064462, amended in Doc. No. 20100721-0057018, said Register's Office; The Declaration of Covenants, Conditions and Restrictions of record in Doc. No. 20090710-0064462, amended in Doc. No. 20100721-

0057018, By Laws in Doc. No. 20070108-0003070 and Doc. No. 20070308-0028897, Termination of Townhome Phase of record in Doc. No. 201406025-0047371, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is property, known as: 449 Patina Circle, Nashville, Tennessee 37209

WITNESS THE EXECUTION HEREOF this 27th day of June, 2014 .

Deborah Roane
Deborah Roane

STATE OF MISSISSIPPI NOTARY PUBLIC ID # 102155 LEIGH MOORE Commission Expires May 1, 2016 CALHOUN COUNTY

State of MISSISSIPPI
County of Calhoun

On this the 27th day of June, 2014 , before me the undersigned authority, personally appeared **Deborah Roane** , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: May 1, 2016

Leigh Moore
Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $-0-

Rachel Fann
Affiant

Sworn and subscribed before me this 9 day of July, 2014.

Diane K. Mann
Notary Public

My Commission Expires:

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-24-2017