Davidson County	DEEDQC
Recvd: 10/20/14 08:40	5 pgs
Fees:27.00 Taxes:0.00	
20141020-0096227	

AFTER RECORDING RETURN TO:
SOLUTIONSTAR SETTLEMENT SERVICES
420 ROUSER RD
CORAOPOLIS, PA 15108
File No. 2340930

This document prepared by:
JOHN O. WINDSOR, ESQ.
1775 LELIA DRIVE SUITE E (2ND FLOOR)
JACKSON, MS 39216
866-333-3081

Tax ID No.: 094160E06700CO

QUIT CLAIM DEED

THIS DEED made and entered into on this 13th day of October, 20 14, by and between **TIFFANY L. BROWN, AN UNMARRIED WOMAN, WHO ACQUIRED TITLE AS MARRIED**, a mailing address of 821 SPENCE ENCLAVE LANE #67, NASHVILLE, TN 37210, hereinafter referred to as Grantor(s) and **TIFFANY L. BROWN, AN UNMARRIED WOMAN**, a mailing address of 821 SPENCE ENCLAVE LANE #67, NASHVILLE, TN 37210, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ONE and NO/100 ($1.00) DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, have this day remise, release, quitclaim and convey to the said Grantee(s) the following described real estate located in DAVIDSON County, TENNESSEE:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Also known as: 821 SPENCE ENCLAVE LANE #67, NASHVILLE, TN 37210

SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, AND LIMITATIONS OF RECORD, IF ANY.

Prior instrument reference: DOCUMENT NUMBER 20100727-00589, Recorded: 07/27/2010

And that said conveyance does not render the Grantor(s) insolvent nor is it for the purpose of defrauding any of the creditors of the Grantor(s).

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IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

TIFFANY L. BROWN

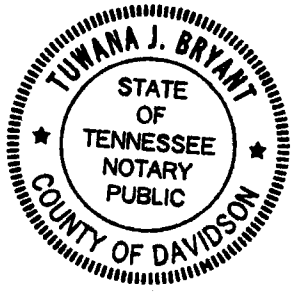
BYRON LAVAUGHN BROWN

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, TIFFANY L. BROWN, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville TN, this 13th day of Oct, 20 14.

Notary Public
My Commission expires: 05-08-2018



VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $1.00.

TIFFANY L. BROWN

Subscribed and sworn to before me this 13th day of October, 2014

Notary Public
Commission Expires 05-08-2018

TUWANA J. BRYANT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Name and address for person(s) responsible for taxes:

TIFFANY L. BROWN
821 SPENCE ENCLAVE LANE #67
NASHVILLE, TN 37210

Name and address of property owner:

TIFFANY L. BROWN
821 SPENCE ENCLAVE LANE #67
NASHVILLE, TN 37210

EXHIBIT A
LEGAL DESCRIPTION

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 67 ON THE PLAN OF SPENCE ENCLAVE TOWNHOMES, A PLANNED UNIT DEVELOPMENT, AS OF RECORD IN INSTRUMENT NUMBER 20061115-0141672, AMENDED IN INSTRUMENT NUMBER 20061117-0142842, 20061213-0153595, 20080222-0017508, 20080423-0041404 AND 20080507-0047102, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION.

BEING PART OF THE SAME PROPERTY CONVEYED TO R.J. YORK HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, BY WARRANTY DEED FROM REGENT LAND, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, OF RECORD IN INSTRUMENT NO.: 20100211-0010881, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO TIFFANY L. BROWN, MARRIED WOMAN BY DEED FROM R.J. YORK HOMES, L.L.C., A TENNESSEE LIMITED LIABILITY COMPANY RECORDED 07/27/2010 IN DEED INSTRUMENT 20100727-0058933, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

TAX ID # 094-16-0-E06-70-0CO

PROPERTY COMMONLY KNOWN AS: 821 SPENCE ENCLAVE LANE #67, NASHVILLE, TN 37210

I, Tim Sexton, 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.

Signature

State of PA

County of Allegeny

Personally appeared before me, Mark Bauwin, a notary public for this county and state, Tim Sexton who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

NOTARIAL SEAL
MARK BAUWIN
Notary Public
MOON TWP., ALLEGHENY COUNTY
My Commission Expires Dec 14, 2015

Notary's Signature

MY COMMISSION EXPIRES: 12-14-2015

Notary's Seal (If on paper)

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subdivision (2).