THIS DOCUMENT PREPARED BY:
HOMESTEAD TITLE & ESCROW, LLC
405 TWO MILE PIKE, SUITE F
GOODLETTSVILLE, TN 37072

MAP: 142050A
PARCEL: 037.00CO

NEW OWNER'S ADRRESS:
Earl W. Brown, Jr.
205 Plantation Ct.
Nashville, TN 37221

SEND TAX BILLS TO:
Farmington Mortgage
2002 Richard Jones Rd. Ste. 300A
Nashville, TN 37215

QUITCLAIM DEED

BASED ON INFROMATION PROVIDED BY THE PARTIES
NO TITLE SEARCH HAVING BEEN PERFORMED

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration) and for the express purpose of making a re-conveyance to correct and establish proper tenancy as tenants in common with right of survivorship, I, Earl W. Brown, Jr., an unmarried man, **(Grantor),** by these presents do hereby quitclaim and convey all of my interest unto Tammy Mellons, Trustee, her successors and assigns the following described tract or parcel of land, to wit:

Being Unit No. F-3, together with the Carport designated No. F-3-C, in River Plantation, Section Two, a Condominium, a Horizontal Property Regime, located on the Plantation Court, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantations, Section Two, Condominium Apartments, recorded in Book 4460, Pages 136 and 137, of the Register's Office for Davidson County, Tennessee, and described in a Master Deed, recorded in Book 4661, Page 334, and Amended and Restated in Instrument No.20120828-0077603, of the Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners, and tenants of River Plantation, Section Two, Condominium Apartments, contained in the Master Deed and the By-Laws appended thereto, recorded in Book 4661, Page 334, of the Register's Office of Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein. Also incorporated herein are the amended By-Laws of record in Book 4691, Page 906, and Book 6354, Page 676, Book 6436, Page 389, and Amended and Restated in Instrument No.20120828-0077595, and Scrivener's Affidavit in Instrument No. 20121207-0113069, said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Earl W. Brown, Jr., an unmarried man by Warranty Deed dated 9/24/14 from Linda K. Church, unmarried of record in Instrument Number 20140930-0090188, Register's Office for Davidson County, Tennessee.

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

BILL GARRETT, Davidson County
Trans:T20140080532 DEEDQC
Recvd: 10/27/14 08:46 2 pgs
Fees:17.00 Taxes:0.00
20141027-0098555

And now, I, the said Tammy Mellons, Trustee for the express purpose of carrying out the intent of this conveyance, as above set-out, do hereby quitclaim and convey all of my interest unto Earl W. Brown, Jr., an unmarried man and Connie Lynn Dotson, an unmarried woman, as tenants in common with 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 the 17th day of October, 2014.

Earl W. Brown, Jr.

Tammy Mellons, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Karen B. Heavener, a Notary Public at Large, the within named Earl W. Brown, Jr., the Bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand an official seal this the 17th day of October, 2014.

Karen B. Heavener
Notary Public

My Commission Expires: 11/3/15

KAREN B. HEAVENER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Karen B. Heavener, a Notary Public at Large, the within named Tammy Mellons, the Bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand an official seal this the 17th day of October, 2014.

Karen B. Heavener
Notary Public

My Commission Expires: 11/3/15

KAREN B. HEAVENER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

The actual consideration or value, whichever is greater, for this transfer is $0.

Affiant

Sworn and subscribed before me, this the 17th day of October, 2014.

Karen B. Heavener
Notary Public

My Commission Expires: 11/3/15

KAREN B. HEAVENER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY