Davidson County DEEDQC
Recvd: 10/27/14 14:35 2 pgs
Fees:13.00 Taxes:203.33
20141027-0098926

THIS INSTRUMENT PREPARED BY:
Nashville Title Insurance Corporation
2818 Bransford Avenue
Nashville, TN 37204
This instrument was prepared from information furnished by the parties. No independent title examination was made. Legal description comes directly from prior Deed.

Address New Owner(s)
The 113 Newell Avenue Trust
12060 County Line Rd., Ste J 132
Madison, AL 35756

Send Tax Bills To:
SAME

Map & Parcel:
044-05-0-147.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), and other good and valuable consideration, receipt of which is hereby acknowledged, **Patricia A. Brazier,** unmarried ("Grantor") does hereby quitclaim and convey unto **BBD Falcon Holdings, as Trustee for The 113 Newell Avenue Trust,** with full power to transfer, sell and convey without the joinder of any beneficiary ("Grantee"), its interests and assigns, all of Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Being Lot No. 43 on the plan of Rayon City Development Company, of record in Book 843, page 13, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 43 fronts 60 feet on the westerly side of Newell Avenue and measures 150 feet on the northerly side and 146.4 feet on the southerly side and 26.8 feet at the rear of said lot.

Being the same property conveyed to Marvin L. Brazier, married, by deed from Robin M. Moore, single, on December 17, 2004, of record in Instrument Number 20041230-0154469, Register's Office for Davidson County, Tennessee. Marvin L. Brazier died intestate on February 3, 2006, leaving his wife, Patricia A. Brazier as his only heir-at-law. Affidavit of Heirship being of record in Instrument Number 20141027-0098925 **, said Register's Office.**

This is improved property known **113 Newell Avenue, Old Hickory, Tn 37148**

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

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this **27th** day of **October, 2014.**

Patricia A. Brazier

STATE OF TENNESSEE

COUNTY OF Davidson

On this 27th day of October, 2014, before me, the undersigned, personally appeared **Patricia A. Brazier** to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal.

NOTARY PUBLIC

My Commission Expires: 7/6/15

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $ 54,955.01.

LeAnn Maloney AFFIANT

Subscribed and sworn to before me, this **27th** day of **October, 2014.**

NOTARY PUBLIC My Commission Expires: 7/6/15

HALE E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, 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 TN
County of Davidson

Personally appeared before me, Jennifer Pierce, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature My commission expires: 11-6-17

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY