Davidson County	DEEDQC
Recvd: 10/30/14 08:42	5 pgs
Fees:27.00 Taxes:0.00	
20141030-0100026	

AFTER RECORDING RETURN TO:
ROBIN BROWN
2332 RIVERWAY DRIVE
OLD HICKORY, TN 37138
File No. 17-513281

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

Tax ID No.: 053-06-0B-073.00

QUIT CLAIM DEED

THIS DEED made and entered into on this 22nd day of Oct., 2014, by and between **TED M. CRAINE, SURVIVING SPOUSE OF VIRGINIA H. CRAINE AND ROBIN BROWN, AN UNMARRIED WOMAN**, a mailing address of 2332 RIVERWAY DRIVE, OLD HICKORY, TN 37138, hereinafter referred to as Grantor(s) and **ROBIN BROWN, AN UNMARRIED WOMAN**, a mailing address of 2332 RIVERWAY DRIVE, OLD HICKORY, TN 37138, 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: 2332 RIVERWAY DRIVE, OLD HICKORY, TN 37138

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

Prior instrument reference: DOCUMENT NUMBER 20041004-0119399, Recorded: 10/04/2004

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).

Tax ID No.: 053-06-0B-073.00

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

TED M. CRAINE

ROBIN BROWN

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, TED M. CRAINE, 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 Old Hickory, TN, this 02nd day of Oct, 2014

Notary Public
My Commission expires: 03-01-16

JANA D. DRURY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, ROBIN 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 Old Hickory, TN this 02nd day of Oct, 2014

Notary Public
My Commission expires: 03-01-16

JANA D. DRURY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

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.

Robin Brown

ROBIN BROWN

Subscribed and sworn to before me this 22nd day of October, 2014

Notary Public
Commission Expires 03-01-16

JANA D. DRURY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

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

ROBIN BROWN
2332 RIVERWAY DRIVE
OLD HICKORY, TN 37138

Name and address of property owner:

ROBIN BROWN
2332 RIVERWAY DRIVE
OLD HICKORY, TN 37138

Order Number: 17-513281

EXHIBIT "A"
LEGAL DESCRIPTION

The land described herein is situated in the State of Tennessee, County of Davidson, described as follows:

Land in Davidson County, Tennessee, being Lot No. 50 on the Plan of Waterford Phase 5B, P.U.D., of record in Plat Book 7900, Page 838, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description of said lot.

Being the same property conveyed to Virginia H. Craine and husband, Ted M. Craine and Robin Brown, unmarried, by Warranty Deed from Ginger M. Barrett, unmarried, recorded on October 4, 2004 in Document No. 20041004-0119399, Register's Office for Davidson County, Tennessee. At the time of Virginia H. Craine and Ted M. Craine's marriage neither was a party to another marriage. Their marriage continued uninterrupted until the death of Virginia H. Craine in Davidson County on December 2, 2011. Ted M. Craine conveys as the surviving tenant by the entirety.

APN: 053-06-0B-073.00

True Copy Certification

I, Terri Miskell, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tender for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

County of Placer)
) ss.
State of CA)

On 8.21.14 before me, Maria Spaeth, Notary Public personally appeared Terri Miskell who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.
WITNESS my hand and official seal.

Maria Spaeth

MARIA SPAETH
Commission # 2075526
Notary Public - California
Placer County
My Comm. Expires Aug 20, 2018