BILL GARRETT, Davidson County
Trans:T20140083952 DEEDQC
Recvd: 11/06/14 12:52 1 pgs
Fees:12.00 Taxes:0.00
20141106-0102624

Return To
TRI STAR TITLE & ESCROW, LLC
1535 W NORTHFIELD BLVD, UNIT 16
MURFREESBORO, TN 37129

QUITCLAIM DEED

KNOWN ALL MEN BY THESE PRESENTS, that, **MARLON A. FANT, UNMARRIED,** for and in consideration of Ten Dollars and 00/100's ($10.00) do/does hereby bargain, sell, remise, quitclaim, and convey unto, **MARLON A. FANT, UNMARRIED AND BRYAN L. BROWN, UNMARRIED,** all their right, title, and interest including, but not limited to his/her marital interest in and to the following described real estate, located in **Davidson**, Tennessee, described as follows:

Being all Lot No. 45, on the Final Plat, Section Two, Spencer Hill, according to plat and survey appearing of record in Instrument Number 20071115-0134114, and in Book 3700, page 59, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed Marlon A. Fant, unmarried, by Warranty Deed from Ole South Properties, Inc., a Tennessee Corporation, dated April 22, 2011, of record in Instrument Number 20110426-0031675, and corrected in Instrument Number 20110523-0039360, Register's Office Davidson County, Tennessee.

Subject to any and all easements and/or restrictions affecting this property of record in the Register's office for Davidson County, Tennessee.

IN TESTIMONY WHEREOF he/she/we has/have hereunto set his/her hand(s) and seal(s) this 11/3/14 day of November 2014.

Marlon Fant
MARLON A. FANT

STATE OF **TENNESSEE** COUNTY OF **RUTHERFORD**

On the 3 day of November, **2014,** before me a Notary Public in and for the said State and County, duly commissioned and qualified, personally appeared **MARLON A. FANT,** with whom I am personally acquainted, and who acknowledged the execution of the foregoing instrument and acknowledged that he/she executed the same as his/her free act and deed.

Witness my hand and official seal this 3 day of November, **2014**

My Commission Expires: 1/24/17

Sheri L. Morgan
Notary Public

SHERI L MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

The actual consideration for this transfer is –0-

Bridget Hasse
Affiant

Sworn and subscribed to me this 3 day of November, **2014.**

My Commission Expires: 1/24/17

Sheri L. Morgan
Notary Public

SHERI L MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Prepared by: Tri Star Title & Escrow, LLC, 1535 W. Northfield Blvd., Unit 16, Murfreesboro, TN 37129
Map/Parcel 162-2-A-045.00CO
Send Tax Bills To/New Owner: Marlon A. Fant and Bryan L. Brown 633 Hays Blackman Loop, Antioch, TN 37013