This Instrument Prepared By and Return To:

Return To: 1401607
Four Star Title, LLC
2508 N. Mt. Juliet Road
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20150001493 DEEDQC
Recvd: 01/07/15 12:58 4 pgs
Fees:22.00 Taxes:0.00
20150107-0001778

QUITCLAIM DEED

NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL
Michael L. Marsden	Access National Mortgage	090 08 0 030.00
611 Annex Ave.	1800 Robert Fulton Dr., Ste. 350	
Nashville, TN 37209	Reston, VA 20191	

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid by GRANTEE, the receipt of which is hereby acknowledged, Michael L. Marsden, unmarried and Patrick R. Marsden, married hereinafter called the GRANTOR, does hereby quitclaim and convey unto Michael L. Marsden, unmarried, hereinafter called the GRANTEE, all right, title and interest, if any they may have, in the said property listed below:

Situated in Davidson County, Tennessee and being more particularly described as follows:

Tract 1:
Being the Southerly 50 feet of the easterly half of Lot Number 54 on the Map of West Nashville Annex, as of record in Book 332, Page 11 of record in Register's Office for said county.

Lot No. 54 fronts 50 feet on the westerly side of Annex Avenue and runs back between parallel lines from the center of said Annex, 200 feet more or less, to the center of an alley.

Tract 2:
Beginning at the northeasterly corner of Lot No. 56, known as 609 Annex Avenue, on the westerly side of Annex Avenue, and thence along the said westerly side of Annex Avenue for 17 feet; thence west for 36 feet. Said portion of Lot no. 56 is on the plan of West Nashville Annex, as of record in Book 332, Page 11, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Michael L. Marsden, an unmarried individual and Patrick R. Marsden, married individual, by Warranty Deed from Curtis Andrew Kent and Janae Kent, husband and wife as tenants by the entirety, recorded October 8, 2013 in Instrument Number 20131008-0105444, Register's Office for Davidson County, Tennessee; and further conveyed to Curtis Andrew Kent and Janae Kent, husband and wife as tenants by the entirety, by Corporate Special Warranty Deed from HSBC Bank USA National Association, as Trustee for FBR Securitization Trust 2005-3, recorded August 17, 2009 in Instrument Number 20090817-0077030, Register's Office for Davidson County, Tennessee.

This is improved property located at 611 Annex Ave., Nashville, TN 37209.

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

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR has hereunder set his/her/their hand(s) this 18 day of December, 2014

Patrick R Marsden
Patrick R. Marsden

Michael L. Marsden

STATE OF Wisconsin
COUNTY OF Jefferson

Before me, the undersigned Notary in and for said County and State, personally appeared the within named **Patrick R. Marsden** to me personally known, or proved on the basis of satisfactory evidence, and is the one described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and official seal this 18th day of December, 2014.

NOTARY

MEGHAN BERNATH NOTARY PUBLIC STATE OF WISCONSIN

My Commission Expires: 27 Oct 2018

STATE OF _____
COUNTY OF _____

Before me, the undersigned Notary in and for said County and State, personally appeared the within named **Michael L. Marsden** to me personally known, or proved on the basis of satisfactory evidence, and is the one described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and official seal this _____ day of _____, 2014.

NOTARY

My Commission Expires: _____

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF the GRANTOR has hereunder set his/her/their hand(s) this 18th day of December, 2014.

Michael L. Marsden

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned Notary in and for said County and State, personally appeared the within named Michael L. Marsden to me personally known, or proved on the basis of satisfactory evidence, and is the one described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and official seal this 18th day of December, 2014.

JANIS L. ADAMS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY NOTARY

My Commission Expires: 5/4/15

STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me, this 18 day of Dec, 2014.

NOTARY PUBLIC

My Commission Expires: 3-7-16

TONYA THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES: