Prepared by:
Brian Lavoy Payne
Attorney at Law, PLLC
TN BPR # 11639
9005 Overlook Boulevard
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Ricky Flemings

Ricky Flemings, Affiant

Subscribed and sworn to before me this 6th day of February, 2015

Brian Payne, Notary Public
My commission expires: 11/04/18

BRIAN PAYNE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

BILL GARRETT, Davidson County
Trans:T20150011230 DEEDQC
Recvd: 02/12/15 16:06 2 pgs
Fees:12.00 Taxes:0.00
20150212-0013229

Address of New Owner:	Send Tax Bills to:	Tax Information:
James E. Brake 212 Fitzpatrick Place Nashville, TN 37214	Same as currently	108-04-0-A 70.00CO

QUITCLAIM DEED

For a consideration, the receipt and sufficiency whereof is hereby acknowledged, **James E. Brake,** hereinafter the Grantor, by these presents, does hereby quitclaim and convey to **James E. Brake and Ricky Flemings, as joint tenants with right of survivorship,** title and interest in and to the following tract or parcel of land in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee being Lot No. 15, on the Plan of First Revision, Villages of Larchwood, Phase II, Section II, as of record in Book 9700, Page 530, and Book 9700, Page 627, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to James E. Brake, unmarried, from Prudential Residential Services, Limited Partnership, a Delaware Limited Partnership of Westchester County, New York, by Warranty Deed dated July 16, 2004, of record in Instrument No. 20040721-0087557, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 212 Fitzpatrick Place, Nashville, TN 37214.

Witness my hand this 9th day of February, 2015.

James E. Brake

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named James E. Brake, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purpose therein stated.

Witness my hand and official seal at Brentwood, Tennessee, this 9th day of February, 2015.

Brian Payne, Notary Public

My commission expires: 11/04/18

BRIAN PAYNE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY