Prepared by:
Monica D. Edwards, Esq
P.O. Box 331548
Nashville, Tennessee 37203

BILL GARRETT, Davidson County
Trans:T20150024900 DEEDQC
Recvd: 04/06/15 11:20 2 pgs
Fees:12.00 Taxes:0.00
20150406-0029502

ADDRESS OF NEW OWNER:
Ella R. Brown, Crystal Bradford and Victor Brown
3036 Sunnyview Drive
Nashville, TN 37218

SEND TAX BILLS TO:
SAME

MAP: 59-05
Parcel 286

QUITCLAIM DEED

FOR LOVE AND AFFECTION and no monetary consideration, I, **ELLA R. BROWN**, (a widow) GRANTOR, do hereby quitclaim and convey unto my children, **CRYSTAL BRADFORD and VICTOR BROWN**, all remainder rights, title and interest in my property while retaining a life estate. Said property is described as the following tract or parcel of land in Davidson County, Tennessee, to wit:

> **LAND** in Davidson County, Tennessee, being Lot No. 290 on the Plan of Buena Vista Estates, Section 6, of record in Book 4460, Page 85, Register's Office for Davidson County, Tennessee.
>
> **SAID** Lot No. 290 fronts 68.04 feet on the northerly side of Sunnyview Drive and extends back between lines 150 feet to a dead line in the rear, measuring 65.0 feet thereon.
>
> **BEING** the same property conveyed to Ella R. Brown, by deed from William R. Kelley and wife, Mary E. Kelley, of record in Book 6886, Page 520, Register's Office for Davidson County, Tennessee.

This is improved property known as 3036 Sunnyview Drive, Nashville, TN 37218

SAID property is conveyed subject to such limitations,

restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, I have hereunto set my hand, on this 31st day of March, 2015.

Ella R. Brown
ELLA R. BROWN

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this the 31st day of March, 2015, before me personally appeared **ELLA R. BROWN**, bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Monica D. Edwards
NOTARY PUBLIC My Commission Expires: 7/3/2017

MONICA D. EDWARDS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

I, or we, hereby swear or affirm that the actual consideration for this transfer is **NO ($-0-) DOLLARS**.

Crystal Bradford
AFFIANT

SUBSCRIBED and ***SWORN*** to before me on this the 31st day of March, 2015.

Monica D. Edwards
NOTARY PUBLIC My Commission Expires: 7/3/2017

MONICA D. EDWARDS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY