This Instrument Prepared by & Return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402, Nashville, TN 37214

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Avery Dean Brown and Trance Danielle Chatham** ("Grantors"), hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Ernest Laine Gaines and Joanne C Gaines,** (Grantees), husband and wife, all of their rights, title, and interests in the following described real property, to wit:

Land in Davidson County, Tennessee, being Lot(s) 21, as shown on the map entitled the Map of North Nashville Real Estate Company's, of record in Book 21, Page 105, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

Being all or part of the same property conveyed to Grantors herein by Deed of record at Instrument Number **20020207-0017120** in said Register's Office.

IN TESTIMONY WHEREOF I/we have executed this instrument the 26 day of **March, 2015.**

Avery Dean Brown

Trance Danielle Chatham

DIONNE HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20150025281 DEEDQC
Recvd: 04/06/15 15:41 1 pgs
Fees:12.00 Taxes:0.00
20150406-0029990

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **Avery Dean Brown and Trance Danielle Chatham,** with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 26 day of **March, 2015.**

Dionne Harris
NOTARY PUBLIC

MY COMMISSION EXPIRES: May 3, 2016

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0.00.**

Joanne C Gaines
AFFIANT

SUBSCRIBED AND SWORN before me this the 26 day of **March, 2015.**

Dionne Harris
NOTARY PUBLIC

MY COMMISSION EXPIRES: May 3, 2016

DIONNE HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

PROPERTY ADDRESS:	**1310 7th Avenue N, Nashville, TN 37208**
TAX PARCEL NO.:	**08209003100**
PROPERTY OWNER:	**Ernest Laine Gaines and Joanne C Gaines**
OWNER'S ADDRESS:	**1310 7th Avenue North, Nashville, TN 37208**
MAIL TAX BILLS TO:	**Owners at Owners Address**