THIS INSTRUMENT PREPARED BY:
DAVID A. CHILDRESS
ATTORNEY AT LAW
102 Woodmont Blvd., Suite 200
Nashville, TN 37205
(615) 386-9235

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration for this transfer is $-0-.

AFFIANT

Subscribed and sworn to before me this 10th day of April, 2015.

Notary Public

My Commission Expires 7/6/2015

DAVID A. CHILDRESS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 6, 2015

BILL GARRETT, Davidson County
Trans:T20150030558 DEEDQC
Recvd: 04/22/15 14:41 2 pgs
Fees:12.00 Taxes:0.00
20150422-0036076

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Numbers
Leanne Brooks Hernandez 704 Harpeth Trace Nashville, Tennessee 37221	Same	143-02-0-B 003.00CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of no monetary consideration, **RAYE H. BROOKS**, unmarried, by these presents does hereby remise, release and quitclaim unto **LEANNE BROOKS HERNANDEZ**, unmarried, her heirs and assigns, all of her right, title and interest in and to a certain tract or parcel of land situated in **Davidson** County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 3, Unit 704, on the Revised Plan of Treetops At Harpeth Trace, of record in Book 6250, Page 455, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to JAMES R. BROOKS and wife, RAYE H. BROOKS by deed from MARY A. DUVANICH, unmarried, dated September 30, 2003, of record in Instrument No. 20031007-0147867, Register's Office for Davidson County, Tennessee. JAMES R. BROOKS having died on or about February 23, 2015 and title vested solely in RAYE H. BROOKS as surviving tenant by the entirety.

This is improved property known as 704 Harpeth Trace Drive, Nashville, TN 37221.

Said property is quitclaimed subject to such easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record, as may affect the premises.

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

THIS Description is prepared from information furnished to the preparer without the benefit of a title examination; and no representation as to the accuracy thereof is made, intended or to be implied. The preparer of this instrument makes no representation as to the status of the title of the property described and conveyed herein.

WITNESS my hand this 10 day of April, 2015.

Raye H. Brooks

Raye H. Brooks

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named bargainor, **Raye H. Brooks,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 10th day of April, 2015.

David A. Childress

Notary Public

DAVID A. CHILDRESS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 6, 2015

My Commission Expires: 7/6/2015