Davidson County	DEEDQC
Recvd: 06/24/15 14:28	6 pgs
Fees:32.00 Taxes:0.00	
20150624-0060720	

Commitment Number: 15NL25385
15WR21394

After Recording, Return To:
~~Nations Lending Services~~ WWR
9801 Legler Road
Lenexa, KS 66219
1-800-316-4682

This instrument prepared by:
Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170 and Thomas Granville McCroskey, Esq., Tennessee Bar Number: 015569.

New Property Owner/Mail Tax Statements To:
MICHAEL W. BROWN, 5141 TRANHAM ROAD, WHITES CREEK, TN, 37189

EXEMPT: Deed adjusting property rights between divorcing parties Section 67-4-409(E)

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
030-00-0-008.00

QUITCLAIM DEED

MICHAEL W. BROWN and **JAMIE K. BROWN**, divorced from each other and not remarried, hereinafter grantors, whose tax-mailing address is **5141 TRANHAM ROAD, WHITES CREEK, TN, 37189**, for $0.00 and pursuant to their divorce decree as consideration paid, grant and quitclaim to **MICHAEL W. BROWN**, hereinafter grantee, whose tax mailing address is **5141 TRANHAM ROAD, WHITES CREEK, TN, 37189**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

A CERTAIN PARCEL OF REAL PROPERTY SITUATED IN DAVIDSON COUNTY, TENNESSEE, AND BEING DESCRIBED AS: LAND IN THE 24TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, AND BEGINNING AT AN EXISTING IRON PIN IN THE WEST LINE OF JIM STEVENS (DEED BOOK 4377 AT PAGE 838, R. O. D. C.) AND AT THE NORTHEAST CORNER OF JIMMY P. BURTON, ET UX, (DEED BOOK 9170, PAGE 971, R. O. D. C.); THENCE WITH BURTON'S NORTH LINE SOUTH 82 DEG. 52' 25" WEST 473.68 FEET TO AN EXISTING IRON PIN AT THE

True Copy Certification

I, Sherry A. Simon, do hereby make oath that I am a Licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Sherry A. Simon
Signature

State of Kansas

County of Johnson

Personally appeared before me, John Kyle Ratliff, a notary public for this county and state, Sherry A. Simon, who acknowledges that this certification of an electronic document is true and correct and who signature I have witnessed.

Notary's Signature

John Kyle Ratliff

My Commission Expires: 01/9/2017
Notary's Seal (if on paper)

JOHN KYLE RATLIFF
Notary Public
State of Kansas
My Commission Expires 02/9/17

NORTHEAST CORNER OF A 5.87 ACRES, MORE OR LESS, TRACT CONVEYED TO CHRIST WHITE, ET UX, BY DEED OR RECORD IN DEED BOOK 7339, PAGE 468, IN TH REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE; THENCE WITH WHITE SOUTH 24 DEG. 50' 49" WEST 648.89 FEET TO AN EXISTING IRON PIN; THENCE WITH WHITE'S SOUTH LINE NORTH 73 DEG. 16' 39" WEST 299.83 FEET TO AN EXISTING IRON PIN; THENCE NORTH 67 DEG. 52' 31" WEST 421.55 FEET TO A TWIN 18 INCH OAK; THENCE NORTH 38 DEG. 19' 28" WEST 369.48 FEET TO A NEW IRON PIN; THENCE NORTH 67 DEG. 31' 47" WEST 183.84 FEET TO A NEW IRON PIN NEAR THE INTERSECTION OF TWO LOGGING ROADS IN JAMES D. BURTON'S, ET UX, EAST LINE (DEED BOOK 1726, PAGE 499 R. O. D. C.); THENCE GENERALLY PARALLELING THE MEANDERS OF AN OLD LOGGING ROAD AND WITH BURTON'S EAST LINE THEFOLLOWING CALLS AND DISTANCES: NORTH 42 DEG. 42' 41" EAST 124.85 FEET TO A NEW IRON PIN; NORTH 21 DEG. 40' 22" EAST 376.96 FEET TO A NEW IRON PIN; NORTH 15 DEG. 46' 29" WEST 245.89 FEET TO A NEW IRON PIN AND NORTH 25 DEG. 43' 15" EAST 155.61 FEET TO A 28 INCH GUM TREE IN GILBERT FOX'S SOUTH LINE; THENCE WITH FOX'S LINE SOUTH 83 DEG. 22' 17" EAST 1640.46 FEET TO A 36 INCH LEANING GUM TREE; THENCE SOUTH 03 DEG. 23' 09" WEST 588.12 FEET TO THE POINT OF BEGINNING, AND CONTAINING 38.785 ACRES, MORE OR LESS ACCORDING TO A NOVEMBER 9TH, 1996, SURVEY BY JOHN FRANKLIN, JR. R. L. S. N. 1700, 305 BROOK VIEW COURT, OLD HICKORY, TENNESSEE, 37188-1700, WHICH SURVEY IS THE SOURCE OF THIS DESCRIPTION. EXCLUDED IS A GRAVEYARD AS SET OUT IN THE DEED OF RECORD IN DEED BOOK 4705 AT PAGE 989 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

LESS AND EXCEPTING THAT PORTION CONVEYED TO CHRYSTAL TRAWICK RECORDED 9/18/2000 IN DOCUMENT 20000918-0092403

SUBJECT TO INGRESS AND EGRESS AND REGRESS AS RECORDED IN BOOK 9182 AT PAGE 179 IN THE REGISTER'S OFFICE AND TO A 16 FEET WIDE EASEMENT FOR INGRESS AND EGRESS AND REGRESS AS SET OUT IN DEED BOOK 10288 AT PAGE 310

SUBJECT TO ALL EASEMENTS, RESERVATIONS, COVENANTS, CONDITIONS, AGREEMENTS OF RECORD, IF ANY.

BEING THE SAME PROPERTY CONVEYED TO MICHAEL W. BROWN AND WIFE, JAMIE K. BROWN BY WARRANTY DEED FROM LOUIS L. WHITE AND WIFE PEGGY ANN WHITE, AND CHRIS WHITE AND WIFE ALANE P. WHITE AS RECORDED 12/12/1996 IN BOOK 10288 PAGE 314
Commonly Known As: 5141 TRANHAM ROAD, WHITES CREEK, TN, 37189

TAX ID: 030-00-0-008.00

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

Prior instrument reference: **BOOK 10288 PAGE 314**

Executed by the undersigned on 19th June, 2015:

Michael W Brown
MICHAEL W. BROWN

~~JAMIE K. BROWN~~ JMF

STATE OF TN

COUNTY OF Davidson

The foregoing instrument was acknowledged before me on 19th June, 2015 by **MICHAEL W. BROWN** and ~~JAMIE K. BROWN~~ JMF who are personally known to me or have produced Driver's License as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

James A. Farley
Notary Public

Commission expires 5-24-16

JAMES A. FARLEY
NOTARY PUBLIC AT LARGE
WILSON CO. TENN.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

Prior instrument reference: **BOOK 10288 PAGE 314**

Executed by the undersigned on 6/22, 2015:

MICHAEL W. BROWN

Jamie Brown
JAMIE K. BROWN

STATE OF Tennessee

COUNTY OF Davidson

The foregoing instrument was acknowledged before me on 6/22, 2015 by **MICHAEL W. BROWN** and **JAMIE K. BROWN** who are personally known to me or have produced TN Drivers License as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

CBeaird
Notary Public

CATINA BEAIRD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES:
JANUARY 9, 2018

Maximum principal indebtedness for Tennessee recording tax purposes is _____.
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of TN
County of Davidson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is _____, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 19th day of June, 2015.

Michael W Brown
Affiant

MICHAEL W BROWN
Print Name

(Seal)

JAMES A. FARLEY
NOTARY PUBLIC AT LARGE
WILSON CO. TENN.

James A. Farley
Notary Public

My commission expires:

5-24-16

James A. Farley
Print Name