Davidson County DEEDQC
Recvd: 08/24/15 15:21 5 pgs
Fees:28.00 Taxes:181.30
20150824-0085375

AFTER RECORDING RETURN TO:
VALUAMERICA
113 TECHNOLOGY DRIVE
PITTSBURGH, PA 15275
File No. 1273939029

This document prepared by:
JOHN O. WINDSOR, ESQ.
1775 LELIA DRIVE SUITE E (2ND FLOOR)
JACKSON, MS 39216
866-333-3081

Tax ID No.: 126 16 0A 579.00

QUIT CLAIM DEED

THIS DEED made and entered into on this 19 day of August, 20 15, by and between **TRAVIS W. BROWN AND AMY L. BROWN, BOTH UNMARRIED INDIVIDUALS WHO ACQUIRED TITLE AS HUSBAND AND WIFE**, a mailing address of 7561 WATERVALE DRIVE, NASHVILLE, TN 37221, hereinafter referred to as Grantor(s) and **AMY L. BROWN, AN UNMARRIED WOMAN**, a mailing address of 7561 WATERVALE DRIVE, NASHVILLE, TN 37221, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of Forty-Nine Thousand and NO/100 ($49,000.00) DOLLARS, have this day remise, release, quitclaim and conveyed to the said Grantee(s) the following descreibed real estate located in DAVIDSON County, TENNESSEE:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Also known as: 7561 WATERVALE DRIVE, NASHVILLE, TN 37221

SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, AND LIMITATIONS OF RECORD, IF ANY.

BEING THE SAME PROPERTY CONVEYED TO TRAVIS W. BROWN AND AMY L. BROWN, HUSBAND AND WIFE, FROM CELEBRATION HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, IN DEED DATED 01/24/2011 AND RECORDED 01/28/2011 IN INSTRUMENT NO. 20110128-0007996, IN DAVIDSON COUNTY, TENNESSEE.

And that said conveyance does not render the Grantor(s) insolvent nor is it for the purpose of defrauding any of the creditors of the Grantor(s).

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IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

TRAVIS W. BROWN

AMY L. BROWN

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, TRAVIS W. BROWN, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Davidson County, this 17 day of August, 2015.

Notary Public
My Commission expires: 7/8/2019

JOE TENA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, AMY L. BROWN, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Davidson County TN, this 19 day of August, 2015.

Notary Public
My Commission expires: 02/08/17

EMILY E. KINZIG
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires
February 8, 2017

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and/or their agents; no boundary survey was made at the time of this conveyance.

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $49,000.00.

AMY L. BROWN

STATE OF Tennessee
COUNTY OF Davidson

Sworn to before me this 19th day of August, 2015.

Notary Public
My Commission Expires: 02/08/17

EMILY E. KINZIG
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires February 8, 2017

Name and address for person(s) responsible for taxes:

AMY L. BROWN
7561 WATERVALE DRIVE
NASHVILLE, TN 37221

Name and address of property owner:

AMY L. BROWN
7561 WATERVALE DRIVE
NASHVILLE, TN 37221

EXHIBIT A
LEGAL DESCRIPTION

ALL THAT CERTAIN PROPERTY SITUATED IN CITY OF NASHVILLE IN THE COUNTY OF DAVIDSON, AND STATE OF TENNESSEE AND BEING DESCRIBED IN A DEED DATED 01/24/2011 AND RECORDED 01/28/2011 AS INSTRUMENT NUMBER 20110128-0007996 AMONG THE LAND RECORDS OF THE COUNTY AND STATE SET FORTH ABOVE, AND REFERENCED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 242 ON THE FINAL PLAT OF RIVERWALK, PHASE 4B, OF RECORD IN INSTRUMENT NO. 20060907-0110507, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

TAX ID NO.: 126 16 0A 579.00

PROPERTY COMMONLY KNOWN AS: 7561 WATERVALE DRIVE, NASHVILLE, TN 37221

True Copy Certification

I, MINDY KASS, 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.

Mindy Kass
Signature

State of Pennsylvania

County of Allegheny

Personally appeared before me, **Erica Amendola** a notary public for this county and state, **Mindy Kass** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Erica M Amendola
Notary's Signature

My Commission Expires: 3-26-19
Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
ERICA M AMENDOLA
Notary Public
NORTH FAYETTE TWP, ALLEGHENY COUNTY
My Commission Expires Mar 26, 2019