BILL GARRETT, Davidson County
Trans:T20160030460 DEEDQC
Recvd: 04/14/16 15:04 2 pgs
Fees:12.00 Taxes:0.00
20160414-0035890

THIS INSTRUMENT PREPARED BY:
RONALD B. BUCHANAN, Attorney at Law
Bone McAllester Norton PLLC
511 Union Street, Suite 1600
Nashville, TN 37219

THE PREPARER MAKES NO REPRESENTATIONS OR WARRANTIES AS TO THE ACCURACY OF THE DESCRIPTION OR THE STATUS OF THE TITLE OF THE PROPERTY. THIS DOCUMENT HAS BEEN PREPARED BASED ONLY UPON INFORMATION FURNISHED TO THE PREPARER.

Map/Parcel
08414005000

QUITCLAIM DEED

FROM:
Amanda Bracht and
Todd Bracht, Wife & Husband
137 Sandpiper Circle
Hendersonville, TN 37075

SEND TAX BILLS TO:
Bracht Properties, LLC
137 Sandpiper Circle
Hendersonville, TN 37075

NEW OWNER:
Bracht Properties, LLC
137 Sandpiper Circle
Hendersonville, TN 37075

FOR AND IN CONSIDERATION of the payment of *Ten Dollars ($10.00) cash*, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Amanda Bracht and Todd Bracht, Wife & Husband**, have this day bargained and sold, and by these presents do hereby convey and quitclaim unto **Bracht Properties, LLC**, or its successors, with full power to sell, convey, mortgage or otherwise deal with said property without the joinder of any beneficiary, all its estate, right, title, interest and claim in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Donelson Meadows of record in Plat Book 1835, Page 35, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to Amanda Bracht and Todd Bracht, Wife & Husband by Warranty Deed from Patsy L. Myatt-Dobbs, Married, of record as Instrument Number: 20150609-0054039, Register's Office for Davidson County, Tennessee.

This is improved property known as: 2202 Crestline Drive, Nashville, TN 37214.

The Grantor and Grantee herein acknowledge that this deed was prepared from information supplied by them and that the preparer of this deed has made no title search and makes no representation as to the status of the title of the property described herein, nor as to the accuracy of description, and is therefore not liable for the accuracy of such information.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 6 day of April, 2016

Amanda Bracht

Todd Bracht

STATE OF TENNESSEE
COUNTY OF Sumner

BEFORE ME, the undersigned, a Notary Public in and for said county and state, personally appeared **Amanda Bracht and Todd Bracht,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my Hand and Seal at office in Hendersonville, Tennessee, this 6th day of April, 2016.

NOTARY PUBLIC

TAMMY L. MORRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Comm. Expires: 8-23-16

STATE OF TENNESSEE
COUNTY OF Sumner

The consideration for this transfer is $(-0-).

Affiant

Sworn to and subscribed before me this 6th day of April, 2016.

NOTARY PUBLIC
My Comm. Expires: 8-23-16

TAMMY L. MORRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

{01348154.1 }