BILL GARRETT, Davidson County
Trans:T20160047590 DEEDQC
Recvd: 06/06/16 13:55 2 pgs
Fees:12.00 Taxes:0.00
20160606-0056895

THIS INSTRUMENT WAS PREPARED BY:
LISA MILLICAN EWING, ESQ
222 SECOND AVENUE, NORTH, SUITE 419
NASHVILLE, TENNESSEE 37201

NO TRANSFER TAX IS DUE ON THIS CONVEYANCE PURSUANT TO TENNESSEE CODE ANNOTATED SECTION 67-4-409(a)(3)(A) AND NO OATH OR VALUE IS REQUIRED PURSUANT TO TENNESSEE CODE ANNOTATED SECTION 67-4-409(a)(5).

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel
Brandon Brown 7213 Stoddard Ln. Plano, TX 75025	New Owner	MAP 082-09-0-414

State of Tennessee)
County of Davidson)

The undersigned, after being first duly sworn according to law, does make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of a Divorce Decree and Marital Dissolution Agreement in that certain case styled Brandon Brown vs. Lauren Matters, Civil Action No. 16D213, in the Third Circuit Court for Davidson County, Tennessee, and that there was no other consideration given for this matter.

BCB 5/6/16
Affiant/Brandon Brown

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

Sierra Stephens
Notary Public
My commission expires: Aug. 20, 2019

SIERRA STEPHENS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

QUITCLAIM DEED

This is a transaction exempt from tax pursuant to T.C.A. Sec. 67-4-409(E) and is executed in accordance with the terms and conditions of the Marital Dissolution Agreement executed in that certain case styled Brandon Charles Brown v. Lauren Elizabeth Matters, Civil Action No. 16D213, in the Third Circuit Court for Davidson County, Tennessee. Accordingly, Lauren Elizabeth Matters ("Grantor") does hereby quitclaim unto the said Brandon Charles Brown, ("Grantee"), his successors, heirs and assigns all of her right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being the northwesterly part of Lot No. 6 on the Map of David T. McGavock's Plan of Lots, of record in Book 10 pages 606 and 607, said Register's Office.

Said Lot fronts 37.5 feet on the south side of Madison Street and runs back between parallel lines, along the east margin of an alley, 36 feet to a dead line.

This property being known as 311 Madison Street, Nashville, TN 37208.

Being the same property conveyed to Brandon Brown, unmarried, by Warranty Deed from Property Savers, LLC. February 7, 2014, of record in the Register's Office of Davidson County, Tennessee Instrument #20140220-0014611.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restriction, and encumbrances as may affect the premises.

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND LISA MILLICAN EWING, ATTORNEY, SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION OR SETTLEMENT.

IN WITNESS WHEREOF, I have hereunto set my hand on this 6th day of May, 2016.

5/6/16

LAUREN ELIZABETH MATTERS/

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lauren Elizabeth Matters with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 6th day of May, 2016.

Sierra Stephens

NOTARY PUBLIC

My commission expires: Aug. 20, 2019

SIERRA STEPHENS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY