This Instrument Was Prepared By:
Gail Smith Bradford, Esq.
750 Old Hickory Blvd.
Building Two, Suite 150
Brentwood, TN 37027

From information and description furnished by the parties.
This conveyance made without benefit of title search.

BILL GARRETT, Davidson County
Trans:T20160048104 DEEDQC
Recvd: 06/07/16 14:38 3 pgs
Fees:17.00 Taxes:0.00
20160607-0057467

QUITCLAIM DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
James D. Branan and		
Phyllis H. Branan		
P.O. Box 1465	SAME	100-00-0-017.00
Brentwood, TN 37024-1465		

KNOW ALL MEN BY THESE PRESENTS, that **JAMES D. BRANAN and wife, PHYLLIS H. BRANAN** ("Grantors"), for no monetary consideration and for the purpose of destroying the tenancy by the entireties that currently exists between Grantors, convey unto **JAMES D. BRANAN AND PHYLLIS H. BRANAN**, to hold such property as equal tenants in common, their respective heirs, successors and assigns, all of Grantors' right, title and interest in and to certain real property located in Davidson County, Tennessee, and described as follows, to wit:

Land in Davidson County, Tennessee being Lot No. 12 on the plan of Stonegate Subdivision of record in Book 9700, Page 808, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James D. Branan and wife Phyllis H. Branan by Deed of record in Book 11349, Page 13, said Register's Office.

This conveyance is subject to any and all existing easements and restrictions of record; Declaration of covenants, conditions, and restrictions of record in Book 11262, Page 729, said register's office; Charter of Franklin Pike Circle at Stonegate Subdivision Homeowners Association of record in Book 11262, Page 744, said Register's Office; and By–Laws of record in Book 11262, Page 748, said Register's Office.

The legal description contained herein is the same as that contained in the previous deed of record.

unimproved ( )
This is improved (XX) property, known as Lot 12, Stonegate, Nashville, TN.

IN TESTIMONY WHEREOF, this instrument has been executed by the Grantors this the 23 day of MAY, 2016.

James D. Branan

Phyllis H. Branan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared **James D. Branan,** to me known to be the person described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed by him for the purposes therein contained.

Witness my hand and seal at office in the aforesaid state and county this 23rd day of May, 2016.

Notary Public
My Commission Expires:

GAIL SMITH BRADFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared **Phyllis H. Branan,** to me known to be the person described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed by her for the purposes therein contained.

Witness my hand and seal at office in the aforesaid state and county this 23rd day of May, 2016.

Notary Public
My Commission Expires: _____

GAIL SMITH BRADFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transaction is $ -0-.

Affiant

Subscribed and sworn to before me, this
the 23rd day of May, 2016.

Notary Public
My Commission Expires: _____

GAIL SMITH BRADFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017