BILL GARRETT, Davidson County
Trans:T20160069515 DEEDQC
Recvd: 08/11/16 09:32 2 pgs
Fees:12.00 Taxes:0.00
20160811-0083505

PREPARED BY:
LAWRENCE F. COUNTS
Attorney at Law
801 Sunset Drive, E-1
Johnson City, TN 37604

QUITCLAIM DEED

THIS QUITCLAIM DEED made and entered into on this the **27th day of July, 2016**, by and between **HOYT DANIEL BRAGG**, Party of the First Part, and **PHD PROPERTIES, a Tennessee General Partnership, comprised of HOYT DANIEL BRAGG and PETE R. CARDEN**, Party of the Second Part;

W I T N E S S E T H:

The Party of the First Part has this day quitclaimed, and does by these presents hereby quitclaim, transfer and convey unto the Party of the Second Part, its successors and/or assigns, all their right, title and interest in and to the hereinafter described real estate:

Land in Davidson County, Tennessee, being Lot No. 17 and 18 of Block "D" on the plan of re-subdivision of Sunnymeade Unit #1, subdivision of Sunnymeade Unit #2, of record in Book 974, Page 56 and 57, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate property description.

AND BEING the same property conveyed to Hoyt Daniel Bragg from Lasalle Bank National Association as Trustee for Merrill Lynch Mortgage Investors Trust 2007-3 by Deed dated the 18th day of July, 2008, of record in Instrument #20080808-0081943, in the Register's Office for Davidson County, Tennessee.

FOR TAX ASSESSORS PURPOSE ONLY: The above property is shown on Tax Assessors Map 061, Group 16.0 , Parcel 245.00.

It is understood that this is a Quitclaim Deed for the purpose of conveying whatever interest, if any, the Party of the First Part may have in and to the above-described property. No warranties, either express or implied, are made by the parties of the First Part concerning the title and/or use of the above-described property.

This conveyance is made subject to valid restrictive covenants and easements, if any, appearing of record.

IN TESTIMONY WHEREOF, witness the signature of the

Law Offices
of
Lawrence F. Counts

801 Sunset Drive
Bldg. E Suite 1
Johnson City, TN
37604

Phone
423-854-9698

Fax
423-854-9397

Party of the First Part on this the day and date first above written.

HOYT DANIEL BRAGG

STATE OF TENNESSEE
COUNTY OF WASHINGTON

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, **HOYT DANIEL BRAGG**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand, at office, on July 27th, 2016.

NOTARY PUBLIC

My Commission Expires:
5-29-2018

LAWRENCE F. COUNTS NOTARY AT LARGE PUBLIC WASHINGTON CO., TN

STATE OF TENNESSEE
COUNTY OF WASHINGTON

I, or we, hereby swear or affirm that the actual consideration for this transfer, or value of the property of interest in property transferred, whichever is greater, is $0.00, which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn before me on July 27th, 2016.

NOTARY PUBLIC

My Commission Expires:
5-29-18

LAWRENCE F. COUNTS NOTARY AT LARGE PUBLIC WASHINGTON CO., TN

NAME AND ADDRESS OF PROPERTY OWNER:
Hoyt Daniel Bragg
2827 Woodhill Rd
Johnson City, TN 37604

NAME AND ADDRESS OF THE PERSON OR PERSONS RESPONSIBLE FOR THE PAYMENT OF REAL PROPERTY TAX:
Same as Above

Failure to properly record this instrument could jeopardize your rights.
The legal description and state of title of the property have been furnished to the draftsman by the Grantor, by third parties or from the records. The draftsman assumes no liability as to the accuracy thereof.