Davidson County	DEEDQC
Recvd: 01/18/17 10:39	4 pgs
Fees:22.00 Taxes:0.00	
20170118-0005279	

Commitment Number: OS3300-16036512

After Recording, Send To:
Title 365
345 Rouser Rd
Coraopolis, PA 15108

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
Michelle D. Bratton, 3218 Southlake Drive, Nashville, Tennessee 37211

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 13303002000

QUITCLAIM DEED

Exempt: Section 67-4-409(a)(4): quitclaim deed for no consideration

Michelle D. Bratton, Trustee of The Michelle D. Bratton Living Trust, established by the Revocable Trust Agreement of Michelle D. Bratton dated September 27, 2012, hereinafter grantor, whose tax-mailing address is **3218 Southlake Drive, Nashville, Tennessee 37211**, for $0.00 (Zero Dollar and Zero Cents) in consideration paid, grants and quitclaims to **Michelle D. Bratton, a single woman**, hereinafter grantee, whose tax mailing address is **3218 Southlake Drive, Nashville, Tennessee 37211**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

The land hereinafter referred to is situated in the City of Nashville, County of Davidson, State of TN, and is described as follows: Land in Davidson County, TN, being Lot No. 91 on the Plan of Section One, Southlake, of record in Book 2083, Page 58, Register's Office for said County, to which plan reference is hereby made for a more complete description. Being the same property conveyed from Michelle D. Bratton to Michelle D. Bratton, Trustee of The Michelle D. Bratton Living Trust, established by the Revocable Trust Agreement of Michelle D. Bratton dated September 27, 2012 by deed dated October 26, 2015 and recorded October 30, 2015 in Instrument Number 20151030-0110477 of Official

Records. APN: 13303002000
Property Address is: 3218 Southlake Drive, Nashville, Tennessee 37211

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Quitclaim Deed recorded at 20151030-0110477 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 133 03 0 020.00

Executed by the undersigned on Jan. 7, 2017

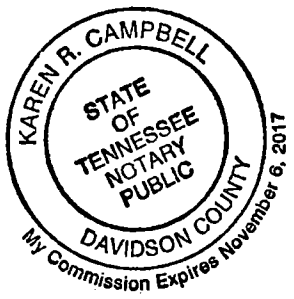
Michelle D. Bratton

Michelle D. Bratton, Trustee of The Michelle D. Bratton Living Trust, established by the Revocable Trust Agreement of Michelle D. Bratton dated September 27, 2012

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on Jan. 7, ~~2016~~ 2017 by **Michelle D. Bratton, Trustee of The Michelle D. Bratton Living Trust, established by the Revocable Trust Agreement of Michelle D. Bratton dated September 27, 2012** who is personally known to me or has produced driver's license as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Karen R. Campbell
Notary Public



Valuation Affidavit

I hearby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $0.00

Pat Nikithser

Subscribed and sworn to before me this 10 day of JANUARY , 2017

Notary Public

Commission expires 06/18/2020

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
SHANNON MCINTYRE
Notary Public
MOON TWP, ALLEGHENY COUNTY
My Commission Expires Jun 18, 2020

True Copy Certification

I, TIM SEXTON, 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.

Signature

State of PENNSYLVANIA

County of ALLEGHENY

Personally appeared before me, SHANNON MCINTYRE, a notary public for this county and state, TIM SEXTON, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 06/18/2020
Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
SHANNON MCINTYRE
Notary Public
MOON TWP, ALLEGHENY COUNTY
My Commission Expires Jun 18, 2020