This document prepared by: Mary Capobianco

Name:	HOWARD
Firm/Company:	EQUITY SETTLEMENT SERVICES, INC.
Address:	444 ROUTE 111
Address 2:	
City, State, Zip:	SMITHTOWN, N.Y. 11787
Phone:	631-370-1100

Davidson County DEEDQC
Recvd: 02/28/17 13:48 5 pgs
Fees:27.00 Taxes:0.00
20170228-0019846

----------Above This Line Reserved For Official Use Only----------

(and after recording return to):

Parcel # 15L 090 037.00 #59-14930

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, GEORGE FRANKLIN BRANDT, JR., AND WIFE, SUSAN BENNETT BRANDT, Whose address is 5801 Claxton Ct, Nashville, TN 37221, hereinafter referred to as "Grantor", does hereby grant with quitclaim covenants

To

SUSAN BENNETT BRANDT, AS REMAINDERMAN SUBJECT TO A LIFE ESTATE FOR THE BENEFIT OF GEORGE FRANKLIN BRANDT, JR., Whose addresses are 5801 Claxton Ct, Nashville, TN 37221, hereinafter referred to as "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, City of Nashville, State of TENNESSEE.

Describe Property of State "SEE DESCRIPTION ATTACHED"

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by Grantor, if any, which are reserved by Grantor.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantor by Deed from dated 08/11/1992 and recorded 08/18/1992 in DEED BOOK 8703 PAGE 286 of the DAVIDSON COUNTY records

Taxes for tax year 2016 shall be ☐ prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, ☑ or paid by Grantee, or ☐ paid by Grantor.

The property herein conveyed ☐ is not a part of the homestead of Grantor, or ☒ is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 10.00 .

WITNESS Grantor(s) hand(s) this the _____ day of _____, 2016.

GEORGE FRANKLIN BRANDT, JR

SUSAN BENNETT BRANDT

STATE OF TENNESSEE
COUNTY OF Davidson

On this the 7th day of January 2017, before me, Tuwana J. Bryant (Name of Notary), the undersigned officer, personally appeared GEORGE FRANKLIN BRANDT, JR., AND WIFE, SUSAN BENNETT BRANDT(Name of individual or individuals), known to me (or satisfactorily proven) to be the person(s) whose name(s) (is or are) subscribed to the within instrument and acknowledged that (he, she or they) executed the same for the purposes therein contained.

In witness whereof I hereunto set my hand.

Date: 01/07/2017

Tuwana J. Bryant
(Signature of Notary Public)

My Commission Expires: 05-08-2018

TUWANA J. BRYANT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2018

STATE OF TENNESSEE
COUNTY OF Davidson

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property or interest in property transferred, whichever is greater, is $ 11.00, which amount is equal to or greater than the amount the property or interest in property transferred would command at a fair and voluntary sale.

Lee Franklin Brandt Jr
Affiant

Subscribed and sworn to before me this 7th Day of January, 2016.

Tuwana J. Bryant
Notary

SEND TAX STATEMENTS TO:
Susan Bennett Brandt
5801 Claxton Court
Nashville, TN 37221

TUWANA J. BRYANT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2018

SCHEDULE "A"

A certain tract of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Templegate, Section I, as of record in Plat Book 6200, page 406, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

EXCEPTING THEREFROM the property described in Warranty Deed made by George Franklin Brandt, Jr. and wife Susan Bennett Brandt to the State of Tennessee dated January 31, 2003, recorded March 12, 2003 in Instrument Number 20030312-0033196.

Parcel ID#: 156 09 0 037.00

For information only: 5801 Claxton Ct, Nashville, TN 37221
BEING THE SAME PROPERTY CONVEYED TO GEORGE FRANKLIN BRANDT, JR., AND WIFE, SUSAN BENNETT BRANDT BY DEED FROM MARGARET P. MARLER, AS SURVIVING TENANT BY THE ENTIRETIES RECORDED 08/18/1992 IN DEED BOOK 8703 PAGE 286, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

True Copy Certification

I, Linda DiMarco, 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 New York

County of Suffolk

Personally appeared before me, Pamela Alt, a notary public for this county and state, Linda DiMarco 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: _____
Notary' Seal (if on paper)

PAMELA J. ALT
NOTARY PUBLIC-STATE OF NEW YORK
No. 01AL6320408
Qualified in Suffolk County
My Commission Expires March 02, 2019