This Instrument Prepared By:
BONE MCALLESTER NORTON, PLLC
Nashville City Center
511 Union Street, Suite 1600
Nashville, Tennessee 37219

BILL GARRETT, Davidson County
Trans:T20170061240 DEEDQC
Recvd: 07/18/17 11:00 4 pgs
Fees:23.00 Taxes:334.63
20170718-0072143

QUITCLAIM DEED

New Owner(s) & Address	Send Tax Bills To:	Map & Parcel No.:
George Prescott Brown 5604 Murphywood Crossing Antioch, Tennessee 37013	New Owner	162-13-0-149.00

FOR AND IN CONSIDERATION of the sum of TEN and 00/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **REGINA HAMBRICK**, an unmarried woman (the "Grantor"), does hereby quitclaim and convey unto unto **GEORGE PRESCOTT BROWN,** an unmarried man (the "Grantee"), Grantee's heirs and assigns, forever, all of Grantor's right, title and interest in and to that certain tract or parcel of real estate located in Nashville, Davidson County, Tennessee, as more particularly described on Exhibit A attached hereto and incorporated by this reference (the "Property").

Said Property is conveyed subject to such easements, covenants, reservations, limitations, restrictions and encumbrances as may affect the Property. The attorney preparing this Deed makes no warranty or representation regarding the accuracy of the legal description.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be dated and effective as of the 7th day of July, 2017.

[Signature page to Quitclaim Deed]

GRANTOR:

Regina Hambrick

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, a Notary Public of the state and county mentioned, personally appeared Regina Hambrick, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the within named bargainor, and that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee this 7th day of July, 2017.

Notary Public

My Commission Expires: 12-07-2020

SHAINA BINKLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 12-07-2020

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $90,440.44.

AFFIANT

Subscribed and sworn to before me, this 7th day of July, 2017.

Notary Public

My Commission Expires:

12-07-2020

SHAINA BINKLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 12-07-2020

EXHIBIT A

Legal Description

Being Lot No. 18 on the Plan of Dreamland Estates, Southeast, Section 1-A, as of record in Book 6050, page 381, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Subject to restrictions filed of record in Book 6192, page 926, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Willie G. Brown, of record in Book 9731, page 664, Register's Office for Davidson County, Tennessee.

The said Willie G. Brown since died intestate on May 27, 2013, leaving Regina Hambrick and George Prescott Brown as his only heirs at law as set forth in that certain Corrected Affidavit of Heirship of record in Instrument No. 20170607-0056918, Register's Office for Davidson County, Tennessee.

This is improved property known as 312 Cedarview Drive, Nashville, Tennessee 37211.