This Instrument Prepared By:
BOTTORFF & KAVIN, PLC (RFK)
5110 Maryland Way, Suite 120
Brentwood, Tennessee 37027

PREPARED FROM INFORMATION
SUPPLIED BY THE PARTIES

QUITCLAIM DEED

Address of New Owner:
Vail S. Ross
2440 Eastland Avenue
Nashville, TN 37206

Send Tax Bills To:
Franklin American Mortgage Co.
PO Box 77404
Ewing, NJ 08628

Map and Parcel No.
Map 083-12
Parcel 096.00

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid and for the purpose of settling property rights in a divorce filed in the Fourth Circuit Court of Davidson County, Tennessee (Docket No. 17D-1847), receipt of which is hereby acknowledged and other good and valuable consideration, **Jeffrey Seth Brown** ("Grantor") this day has bargained and sold, and hereby quitclaims, conveys and transfers unto **Vail S. Ross** ("Grantee") all of his right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

> Land in Davidson County, Tennessee, being Lot No. 213 on the Plan of Section Four Eastland Acres, as of record in Plat Book 2331, Page 94, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Vail S. Ross, unmarried by Deed from Marsha Ann Groce, unmarried, dated April 28, 2000 of record in Instrument No. 200005030444436, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any unpaid taxes or encumbrances on the property which the Grantee assumes, and all outstanding easements and restrictions as shown of record.

This is improved property known as 2440 Eastland Avenue, Nashville, Tennessee 37206.

IN WITNESS WHEREOF, the Grantor hereby affixes his signature on this the 27 day of NOVEMBER, 2017.

Jeffrey Seth Brown

Bill Garrett Davidson County
Batch# 34289 DEEDQC
12/07/2017 09:01:35 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20171207-0124732

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is $ -0-.

Affiant

Sworn to and subscribed to before me,
this the 1 day of December, 2017.

Notary Public

My Commission Expires: 10/31/2020

R. FRANCENE KAVIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named, **Jeffrey Seth Brown**, with whom I am personally acquainted, and who acknowledged, upon oath, that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 27th day of November, 2017.

Notary Public

My Commission Expires:
8/27/18

JENNY TROTTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY