This Instrument Prepared By & Return To:
Foundation Title & Escrow
277 Mallory Station Road
Suite 102
Franklin, TN 37067

Karen Johnson Davidson County
Batch# 202001 DEEDQC
03/05/2019 12:44:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20190305-0020030

QUITCLAIM DEED

NEW OWNER:
Emily Bruton
1107 Fernbank Dr.
Madison, TN 37115

SEND TAX BILLS TO:
Same

MAP/PARCEL
052 09 0 008.04

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid by GRANTEE, the receipt of which is hereby acknowledged, Emily Bruton, a single woman and Matthew Bruton, a single man, as joint tenants with the right of survivorship, hereinafter called the GRANTOR, does hereby quitclaim and convey unto **Emily Bruton, an unmarried woman** GRANTEE, all right, title and interest in the said property listed below:

Land in Davidson County, Tennessee, being part of Lot No. 17 on the Map of Montague Subdivision, of record in Plat Book 421, Page 129, Register's Office for said County, and more particularly described as follows:

Beginning on the southeasterly margin of Fernbank Drive, as widened at a point 460 feet northwardly from Palestine Avenue; thence South 53 deg. 7 min. East 208.8 feet to a point; thence North 36 deg. 53 min. East 56 feet to the southeasterly corner of property conveyed to Richard S. Wilson and wife, Theda Mae Wilson, by deed of record in Book 3576, Page 603, said Register's Office; thence with Wilson's southerly line North 53 deg. 7 min. West 208.8 feet to a point in the southeasterly margin of Fernbank Drive; thence with said margin of Fernbank Drive, South 36 deg. 53 min. West 56 feet to the point of beginning.

Being the same property conveyed to Emily Bruton, a single woman and Matthew Bruton, a single man, as joint tenants with the right of survivorship by Warranty Deed from Mary Thomas Arnold, Unmarried dated April 29, 2015 and recorded May 4, 2015, as Instrument No. 20150504-0040388, in said Register's Office for Davidson County, Tennessee.

This is improved property located at *1107 Fernbank Dr., Madison, TN 37115*

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR has hereunder set his/her/their hand(s) this 28th day of February, 2019

Emily Bruton

Matthew Bruton

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, the within named Emily Bruton, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of Feb, 2019.

NOTARY PUBLIC

My Commission Expires: 3-26-22

STEPHEN P REGISTER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY MY COMMISSION EXPIRES MARCH 26, 2022

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, the within named **Matthew Bruton**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of Feb, 2019.

NOTARY PUBLIC

My Commission Expires: 3-26-22

STEPHEN P REGISTER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY MY COMMISSION EXPIRES MARCH 26, 2022

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me, this 28th day of Feb, 2019.

NOTARY PUBLIC

My Commission Expires: 3-26-22

STEPHEN P REGISTER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY MY COMMISSION EXPIRES MARCH 26, 2022

True Copy Certification

I, Penny Y. Ray, 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 Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray 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: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019