Davidson County DEEDQC
Recvd: 04/02/08 12:18 2 pgs
Fees:12.00 Taxes:0.00
20080402-0033065

QUITCLAIM DEED

THIS INSTRUMENT PREPARED WITHOUT SEARCH BY:	L. G. Burnett, Jr., Attorney 4800 Charlotte Ave. Nashville, TN 37209

NEW OWNER(S)	SEND TAX BILLS TO:	MAP & PARCEL
Viola R. Austin	Countrywide Home Loans, Inc.	53-16-0-248
825 Stone Hedge Court	2021 N. Gallatin Rd., Ste. 292	
Old Hickory, TN 37138	Madison, TN 37115	

FOR AND CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, we, **Douglas E. Austin** and wife, **Rachel Nicole Austin**, hereinafter referred to as Grantors, by these presents do hereby quitclaim, transfer and convey our interest unto **Viola R. Austin**, unmarried, hereinafter referred to as Grantee, her successors and assigns, all our right, title and interest in and to the following described tract of land in Davidson County, State of Tennessee:

BEING Lot No. 29 on the Plan of Stone Hedge, Section 3, as of record in Plat Book 9700, Page 219, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Douglas E. Austin and wife, Rachel Nicole Austin, and Viola R. Austin, unmarried, by Warranty Deed from Jamie Lee Bradford and wife, Christine Bradford, of record in Instrument Number 20060928-0120027, Register's Office for Davidson County, Tennessee.

Subject to all matters as set forth per Plat Book 9700, Page 219, and amended in Deed Book 10159, Page 42, Register's Office of said County.

This conveyance is subject to any and all existing easements and restrictions of record.

The above description is the same as in the previous deed of record.

This is improved property known as: **825 Stone Hedge Court, Old Hickory, TN 37138**.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium easements, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

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

Witness my hand this 17 day of February 2008, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

D. Austin
DOUGLAS E. AUSTIN - Grantor

Rachel Nicole Austin
RACHEL NICOLE AUSTIN - Grantor

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Douglas E. Austin** and wife, **Rachel Nicole Austin**, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 17 day of February 2008.

NOTARY PUBLIC

UNDERWOOD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My commission expires: March 31, 2009

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is **$ NONE.**

Subscribed and sworn before me,
this the _____ day of _____ 2008.

_____
Affiant

_____
NOTARY PUBLIC

My commission expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 0
Douglas E Austin
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 2nd DAY OF April 20 08
Deputy Register