BILL GARRETT, Davidson County
Trans:T20110031214 DEEDQC
Recvd: 05/25/11 14:13 2 pgs
Fees:12.00 Taxes:0.00
20110525-0040148

Recording requested by: **Divorce**

Prepared and recorded by:
Debbie Newell
319 Autumn Chase Drive
Nashville, TN 37214

Davidson County Parcel and Property Map 084040A319.00
County Register's Deed Book 7718, Page 418
Bank of America Home Loans Servicing, LP
P.O. Box 15222
Wilmington, DE 19886-5222
Account #183919071

This Quitclaim Deed is made on **May 25, 2011**, between **James Anthony Newell** divorced of P.O. Box 1014, Madison, TN 37116 (the "Grantor") for and in consideration of $10.00 dollars, do hereby bargain, sell, remise, release, quitclaim and convey unto: **Deborah J. Newell** divorced of 319 Autumn Chase Nashville, TN 37214 (the "Grantee") the following described real estate located in the county of **Davidson**, state of **Tennessee**:

Being Unit No. 319 Autumn Chase Condominiums, A horizontal Property Regime, Located on McGavock Pike, Nashville, Davidson County, Tennessee, as shown on the plat of Autumn Chase Condominiums, recorded as exhibit "A", and described in a master deed and declaration of covenants, conditions, and restrictions of record in book 7718, page 418, register's office for Davidson County, Tennessee to which reference is hereby made. The easements, restrictions, conditions, and regulations imposed upon and relating to the property, apartments, owners, and tenants of Autumn Chase Condominiums, contained in the master deed and by-laws appended thereto, of record in book 7718, page 418, said register's office are incorporated in this deed by reference and made a part of the same as through copied herein. Being the same property conveyed to Thomas E. Baker by deed from H.M. Properties, Inc. Dated March 8, 1990 of record in Davidson County Register's office. Being the same property conveyed to James Anthony Newell and Deborah J. Newell recorded in instrument #20050526-0059416. Being the same property conveyed by quitclaim deed dated November 3, 2006 to James A. Newell and recorded in instrument #20061103-0137057.

The Grantor does hereby covenant with the Grantee that Grantor is lawfully seized in fee of the above described real estate and that the Grantor has a good right to quitclaim and convey the same.

IN TESTIMONY THEREOF the Grantor has executed this instrument this **25th day of May, 2011**.

James Anthony Newell

Signed, Sealed, and Delivered
In the Presence of: Sign: Glenn Shoemake Sign: Karen Dunn

Name: Glenn Shoemake Name: Karen Dunn

Davidson County Parcel and Property Map 084040A319.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me Joel G Grubbs a Notary Public in and for the said state and county, duly commissioned and qualified, personally appeared **James Anthony Newell**, know to me (or proven to me on the basis of satisfactory evidence) to be the person described in and who executed this quitclaim deed, and acknowledge that he executed this deed with lawful authority as a free and voluntary act.

WITNESS my hand and Notarial Seal at office this **25th day of May, 2011**

Joel G Grubbs
Notary Public. State of Tennessee
County of Davidson

My commission expires: 07-05-2011

Mail tax notice to new owner at property address:
Deborah J. Newell, 319 Autumn Chase, Nashville, TN 37214

JOEL GRUBBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 0
Deborah J Newell
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 25 DAY OF May 20 11
Deputy Register