BILL GARRETT, Davidson County
Trans:T20110032176 DEEDQC
Recvd: 05/31/11 14:12 3 pgs
Fees:17.00 Taxes:0.00
20110531-0041352

Instrument prepared by:
TED F. WALKER
Attorney at Law
341 Harrison Street
Nashville, Tennessee 37219
Telephone: 615/244-7707

QUIT CLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
JANET M. CARR 4833 Eaton's Creek Road Nashville, TN 37218	Bank of America P O Box 45140 Jacksonville, FL 32232	**04800014000**

KNOW ALL MEN BY THESE PRESENTS:

That DAVID M. CARR, (being one and the same as DAVID MICHAEL CARR), for the express purpose of making a reconveyance as part of a Marital Dissolution Agreement in a divorce action filed in the Circuit Court for Davidson County, Tennessee, between DAVID MICHAEL CARR, Plaintiff, and JANET MARIE CARR, (being one and the same as JANET M. CARR), Defendant, does hereby demise, release and forever quitclaim unto the said JANET M. CARR, her heirs, successors and assigns, all of his title, interest and estate, legal and equitable, in and to a tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows:

Property located in the first Councilmanic District of Davidson County, TN. and being described according to a survey by Jeffrey Patrick Chandler, RLS #2353, 3421 Cooper Nicholson Road, Pleasant View, TN 37146 as follows:

Beginning at a set iron rod being in the west margin of Eatons Creek Road, on the east margin of Eatons Creek, and being the common corner to Herman F. Marks (Deed Book 5410, Page 85, R.O.D.C.) and Tressa Strawn (Instr: 200904290038727, R.O.D.C.);
Thence with said margin of Eatons Creek Road
South 30 Degrees 28 Minutes 17 Seconds East a distance of 199.25 feet to a set iron rod;
Thence South 30 Degrees 00 Minutes 00 Seconds East a distance of 115.75 feet to a set iron rod being the common corner of James Claude Warren, Velma Jean Morgan, Sheila Marie Cox, and Tressa Louise Strawn (Instr: 200904290038726, R.O.D.C.);
Thence South 60 Degrees 00 Minutes 00 Seconds West a distance of 6.80 feet to a point in Eatons Creek and being the common corner to James Claude Warren, Velma Jean Morgan, Sheila Marie Cox, and Tressa Louise Strawn (Instr: 20090515114427, R.O.D.C.);
Thence South 48 Degrees 59 Minutes 16 Seconds West a distance of 166.50 feet to a set iron rod;
Thence South 80 Degrees 01 Minutes 18 Seconds West a distance of 525.50 feet to a set iron rod;
Thence North 32 Degrees 41 Minutes 54 Seconds West a distance of 315.00 feet to a set iron rod in the south line of Herman F. Marks (Deed Book 5410, Page 85, R.O.D.C.);
Thence with said Marks North 75 Degrees 27 Minutes 57 Seconds East a distance of 612.03 feet to an existing metal fence post;
Thence with the meanders of an existing fence
North 48 Degrees 59 Minutes 16 Seconds East a distance of 79.97 feet to a point in Eatons Creek and common corner to Tressa Strawn (Instr: 200904290038727, R.O.D.C.);
Thence North 58 Degrees 57 Minutes 42 Seconds East a distance of 8.80 feet to a set iron rod which is the point of beginning,
having an area of 221429.2 square feet,5.08 acres

Being the same property described in Instrument Number 200405110053671, Register's Office of Davidson County, TN. and Instrument Number 200904290038727, Register's Office of Davidson County, TN.
Property subject to an Easement described in Book 8706, Page 55, Register's Office of Davidson County, TN.

(con't.)

Being the same property conveyed to Janet M. Carr and David M. Carr, wife and husband, by Warranty Deed by Tressa Strawn, a widow; of record in Instrument Number 20100322-0021139, Register's Office for Davidson County, TN.

The said JANET M. CARR hereby agrees to pay and agrees to hold DAVID MICHAEL CARR, harmless from one original Deed of Trust Note in favor of Bank of America, said note bearing an original unpaid principal balance of $133,200.00, as evidenced by a Deed of Trust of record as Instrument Number 20100322-0021140, Register's Office, Davidson County, Tennessee.

THIS IS THE SAME DESCRIPTION AS IN THE PREVIOUS DEED OF RECORD.

This is improved property known as 4833 Eaton's Creek Road, Nashville, TN 37218.

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

IN WITNESS WHEREOF, I have hereunto set my hand this 21ST day of April, 2011.

DAVID M. CARR

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for said County and State, the within named DAVID [illegible] Bargainor with whom I am personally acquainted; who acknowledged to me that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND and official seal at Davidson Co., Tennessee, this 21ST day of April, 2011.

ELIZABETH D. PRITCHETT NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Elizabeth D. Pritchett
NOTARY PUBLIC

My Commission Expires May 8, 2012

My Commission expires: _____.

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STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration on this transfer is $0.

Janet M Carr

JANET M. CARR
Affiant

Sworn to and subscribed before me this 21st day of April, 2013.

ELIZABETH D. PRITCHETT NOTARY PUBLIC AT LARGE STATE OF TENN.

Elizabeth D. Pritchett

NOTARY PUBLIC

My Commission Expires May 8, 2012

My Commission Expires: _____.

This instrument prepared from information provided by the parties involved.