Instrument prepared by the office of:
MICHAEL K. WALKER
Attorney at Law
341 Harrison Street
Nashville, Tennessee 37219
Telephone: 615/244-7707

BILL GARRETT, Davidson County
Trans:T20110078909 DEEDQC
Recvd: 12/13/11 15:15 2 pgs
Fees:12.00 Taxes:0.00
20111213-0097116

QUIT CLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
PATRICE M. WOODS 180 Sophie Drive Antioch, TN 37013	Nationstar Mortgage P O Box 650783 Dallas, TX 75265	**176-1-B-19CO**

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KNOW ALL MEN BY THESE PRESENTS:

That ROY J. WOODS, (being one and the same as ROY J'DON WOODS), 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 PATRICE MICHELE HAYES WOODS (being one and the same as PATRICE M. WOODS), Plaintiff, and ROY J'DON WOODS, Defendant, does hereby demise, release and forever quitclaim unto the said PATRICE M. WOODS, 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:

LAND in Davidson County, Tennessee, being Lot No. 210 on the Plan of Maxwell Place P.U.D. of record in Instrument No. 20050418-0042714 as corrected in Instrument No. 20050614-067855, Register's Office for said County, to which plan reference is made for a more complete and accurate description.

Being the same property conveyed to Patrice M. Woods, wife and Roy J. Woods, husband, by Warranty Deed from Beazer Homes Corp., a Tennessee corporation, of record in Instrument Number 20070808-0095057, Register's Office for Davidson County, TN.

The said PATRICE M. WOODS hereby agrees to pay and agrees to hold ROY J. WOODS, harmless from one original Deed of Trust Note in favor of Beazer Mortgage Corporation, said note bearing an original unpaid principal balance of $219,350.00, as evidenced by a Deed of Trust of record as Instrument Number 20070808-0095058, Register's Office, Davidson County, Tennessee.

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

This is improved property known as 180 Sophie Drive, Antioch, TN 37013.

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 9 day of December, 2011.

ROY J. WOODS

PAUL A. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for said County and State, the within named ROY J. WOODS, the 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 Lavergne, Tennessee, this 9th day of Dec., 2011.

NOTARY PUBLIC

My Commission expires: 2-22-15.

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STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration on this transfer is $0.

PATRICE M. WOODS
Affiant

Sworn to and subscribed before me this 8th day of December, 2011.

NOTARY PUBLIC

CHARITY A. STEPHENS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/05/2014.

This instrument prepared from information provided by the parties involved.