BILL GARRETT, Davidson County
Trans:T20120037975 DEEDQC
Recvd: 05/23/12 12:31 2 pgs
Fees:12.00 Taxes:0.00
20120523-0044753

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.
AMANDA BRACEY 2318 Aubrey Drive Nashville, TN 37214	Bank of America P O Box 15222 Wilmington, DE 19886-5222	84-11 132.00

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KNOW ALL MEN BY THESE PRESENTS:

That JASON BLACKWELL, (being one and the same as JASON GREG BLACKWELL), for the express purpose of making a reconveyance as part of a Marital Dissolution Agreement in a divorce action granted in the Circuit Court for Davidson County, Tennessee, between AMANDA JOY LYNN BLACKWELL, (being one and the same as AMANDA BRACEY), Plaintiff, and JASON GREG BLACKWELL, Defendant, does hereby demise, release and forever quitclaim unto the said AMANDA BRACEY, 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 described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, being Lot No. 239 on the Plan of Maplecrest, of record in Book 1835, Pages 27 and 28, Register's Office for said County.

Said Lot No. 239 fronts 90.0 feet on the Northerly margin of Aubrey Drive and extends back 145.3 feet on the Easterly line and 150 feet on the Westerly line to a dead line in the rear, measuring 65 feet thereon.

Being the same property conveyed to JASON BLACKWELL, unmarried, and AMANDA BRACEY, unmarried, by Warranty Deed by CARMEN T. HOLLAND AND CLIFFORD HOLLAND, of record in Instrument Number 20051123-0142084, Register's Office for Davidson County, Tennessee.

The said AMANDA BRACEY hereby agrees to pay and agrees to hold JASON BLACKWELL, harmless from one original Deed of Trust Note in favor of Bank of America, said note bearing an original unpaid principal balance of $99,439.00, as evidenced by a Deed of Trust of record as Instrument Number 20054456-0142085, Register's Office, Davidson County, Tennessee.

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

This is improved property known as 2318 Aubrey Drive, Nashville, TN 37214.

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

IN WITNESS WHEREOF, I have hereunto set my hand this 4 day of May, 2012.

Jason Blackwell
JASON BLACKWELL

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for said County and State, the within named JASON BLACKWELL, 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 Nashville, Tennessee, this 4th day of May, 2012.

Carolyn J. Fox
NOTARY PUBLIC

CAROLYN J. FOX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission expires: 7/6/2015.

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STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration on this transfer is $0.

Amanda Bracey
AMANDA BRACEY
Affiant

CAROLYN J. FOX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Sworn to and subscribed before me
this 4th day of May, 2012.

Carolyn J. Fox
NOTARY PUBLIC

My Commission Expires: 7/6/2015.

This instrument prepared from information provided by the parties involved.