This instrument was prepared by:
Demeka Kay Church
317 Main Street, Suite 204
Franklin, TN 37064

BILL GARRETT, Davidson County
Trans:T20130011055 DEEDQC
Recvd: 02/08/13 13:18 4 pgs
Fees:22.00 Taxes:0.00
20130208-0013344

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration for this transfer is NONE.

Betty J. Bower
Affiant

Subscribed and sworn to before me this 1st day of February 2013.

Notary Public

My commission expires: 11/5/2016

WILLIAMSON COUNTY TENNESSEE NOTARY PUBLIC STATE OF ANNE SEATON

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers
BETTY J. BOWER 1552 Hamden Drive Nashville, TN 37211	Same	161-060A-006.00-CO

THIS INSTRUMENT WAS PREPARED SOLELY UPON THE INFORMATION PROVIDED BY THE PARTIES. NO REPRESENTATIONS OR WARRANTY IS MADE BY THE PREPARER AS TO THE ACCURACY OF ANYTHING SET FORTH HEREIN.

QUITCLAIM DEED

WHEREAS, JAMES BOWER, ("Grantor"), and BETTY J. BOWER, ("Grantee") were married as husband and wife and wife owned a certain tract of land in Davidson County, Tennessee described below:

SEE EXHIBIT A

BEING the same property conveyed to Betty J. Bower, a married woman, of record in Instrument No. 20080331-0031985, the Davidson County, Tennessee Register of Deeds office.

WHEREAS, pursuant to Divorce Decree on November 20, 2012, entered by the Court in *Betty Jane Bower v. James Bower*, in the Third Circuit Court for Davidson County, at Nashville, Tennessee, Docket Number 11D2436, Grantor and Grantee are divorced and all marital bonds between them have been severed; and

WHEREAS, in said Divorce Decree, this Court is anticipated to approved the Marital Dissolution Agreement incorporating a property settlement between Grantor and Grantee, wherein Grantor agreed to convey all his right, title, and interest in and to this tract of land described herein below:

NOW, THEREFORE, for and in consideration of divorce, pursuant to the terms of said Marital Dissolution Agreement which shall be approved in the Decree of Divorce, JAMES BOWER, Grantor, does hereby convey, remise, release, and forever quitclaim unto BETTY JANE BOWER, Grantee, his heirs and assigns, all of his right, title, and interest in and to a certain tract of land in Davidson County, Tennessee described as follows:

SEE EXHIBIT A

BEING the same property conveyed to Betty J. Bower, a married woman, of record in Instrument No. 20080331-0031985, the Davidson County, Tennessee Register of Deeds office; the said Betty J. Bower and James Bower having since been divorced.

This is improved property known as 1552 Hamden Drive, Nashville, Tennessee 37211.

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

WITNESS my hand this the 22nd day of January 2013.

James Bower
JAMES BOWER

STATE OF TENNESEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, JAMES BOWER, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained, and, further, who subscribed to such instrument and swore to the matters therein contained before me under oath.

Witness my hand at Franklin, Tennessee, this the 22nd day of January 2013.

Notary Public

My Commission Expires: M-20-15

JAMIE R. GOODMAN
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 03/31/08 13:25 2 pgs
Fees:13.00 Taxes:622.48
[redacted]
20080331-0031985

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$168,237.00**.

Affiant

Subscribed and sworn to before me, this the 25th day of March, 2008.

Notary Public

My commission expires: 4/2/10
(AFFIX SEAL)

E. MANNIX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT
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A

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Betty J. Bower	**CTX Mortgage Company, LLC**	**161-060A-006.00-CO**
1552 Hamden Drive	**3100 McKinnon Street**	
Nashville, TN 37211	**Dallas, TX 75201**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Centex Homes, a Nevada general partnership

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Betty J. Bower, a married woman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee being Unit 6 on the plan of Oakhill Townhomes, Phase 1, as shown as Exhibit "A-1" to the Declaration of Protective Covenants, Conditions Restrictions and easements for Oakhill Townhomes of record as Instrument No. 20070614-0071397, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description thereof.

Being part of the same property conveyed to Centex Homes, a Nevada general partnership by deed from Gertrude Tibbs Ezell, an unmarried person, of record in Instrument No. 20070202-0014134, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for 2008 and subsequent years, easements, and restrictions of record.

This is improved (__X__) Unimproved (____) property, known as **1552 Hamden Drive, Nashville, TN 37211**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 25th day of March, 2008.

Centex Homes, a Nevada General Partnership by Centex Real Estate Corporation, its managing General Partner

By: _____
Kenneth A. Thompson, Div. Controller

CORPORATION
STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Kenneth A. Thompson, Div. Controller of Centex Real Estate Corporation, managing general partner of Centex Homes, a Nevada general partnership**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the **Div. Controller of Centex Real Estate Corporation, managing general partner of Centex Homes, a Nevada general partnership** the within bargainor, and corporation, and that he as such **Div. Controller** being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by the said **Kenneth A. Thompson as Div. Controller of Centex Real Estate Corporation, managing general partner of Centex Homes, a Nevada general partnership.**

Witness my hand and official seal, at office at Brentwood, Tennessee on this **25th** day of **March, 2008.**

Robin A Edwards
Notary Public

My Commission Expires: 2/26/201

ROBIN S. EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY