BILL GARRETT, Davidson County
Trans:T20140025297 DEEDQC
Recvd: 04/15/14 08:33 2 pgs
Fees:12.00 Taxes:0.00



20140415-0031251

Instrument prepared by:
MICHAEL K. WALKER
Attorney at Law
341 Harrison Street
Nashville, Tennessee 37219
Telephone: 615/485-3065

QUIT CLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Justin Smith 829 Tintern Abbott Ct. Nashville, TN 37211	BB&T Mortgage Payment Center P.O. Box 580022 Charlotte, NC 28258	MAP/PARCEL: 161-10-0-B 176.00CO

KNOW ALL MEN BY THESE PRESENTS:

That IRIS SMITH, (being one and the same as IRIS RUSSELL SMITH), 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 JUSTIN MICHAEL SMITH, Plaintiff (being one and the same as JUSTIN SMITH), and IRIS RUSSELL SMITH, Defendant, does hereby demise, release, and forever quitclaim unto the said JUSTIN SMITH, his heirs, successors, and assigns, all of her title, interest, and estate, legal and equitable, in and to a tract or parcel of land located in Davidson County, Tennessee, bound and described as follows:

> Land in Davidson County, Tennessee, being Lot No, 22, on the Final Plat of Villages of Brentwood, Phase Eleven, of record in Book 9700, Page 949, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.
>
> Being the same property conveyed to Nathan Hines, unmarried, by Warranty Deed from Scott Hogan and wife, Virginia W. Hogan, dated March 31, 2008, of record in Instrument No. 20080403-0033736, Register's Office for Davidson County, Tennessee.
>
> This conveyance is made subject to applicable restrictions, building set-back lines, all existing easements, and to all conditions as shown of Public Record.

The said JUSTIN SMITH, hereby agrees to pay and agrees to hold IRIS SMITH, harmless from one original Deed of Trust Note in favor of BB&T Mortgage, said note bearing an original unpaid principal balance of Two Hundred Twenty Five Thousand Eight Hundred Ten Dollars and No/100 ($225,810.00.00), as evidenced by a Deed of Trust of record filed with Instrument No. 20120301-0017951, in the Register's Office, Davidson County, Tennessee.

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

This is improved property known as 829 Tintern Abbott Court, Nashville, Tennessee 37211.

IN WITNESS WHEREOF, I have hereunto set my hand this 9th day of April, 2014.

Chris Smith
IRIS SMITH

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public, in and for said County and State, the within named IRIS SMITH, the Bargainor with whom I am personally acquainted, who acknowledged to me that she executed the within instrument for the purposes therein contained.

WITNESS MY HAND and official seal at Davidson County, Tennessee, this 9th day of April, 2014.

Sam Anderson
NOTARY PUBLIC

My Commission expires: 1-9-2018.

SAM ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-9-2018

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STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public, in and for said County and State, the within named JUSTIN SMITH, the Bargainee with whom I am personally acquainted, who acknowledged to me that he executed the within instrument for the purposes therein contained.

The actual consideration on this transfer is $0.

JUSTIN SMITH
Affiant

Sworn to and subscribed before me
this 9th day of April, 2014

Sam Anderson
NOTARY PUBLIC

My Commission Expires: 1-9-2018.

This instrument prepared from information provided by the parties involved.

* Current source of title: # 20120301-0017950 RODC