BILL GARRETT, Davidson County
Trans:T20150003678 DEEDQC
Recvd: 01/15/15 11:05 3 pgs
Fees:17.00 Taxes:0.00
20150115-0004255

Record and Return Mail To:

Shannon Crook Bell
5226 Stallworth Drive
Nashville, Tennessee 37220

This Instrument Prepared By:

James G. King, Esq.
530 Church Street, Suite 501
Nashville, TN 37219
Ph: (615) 244-8026

QUITCLAIM DEED

Address of New Owner:
Shannon Crook Bell
212 Walnut Hill Drive
Nashville, TN 37214

Send Tax Bills To:
Same

Map and Parcel:
08415005500

WITNESSETH

For and in consideration of a Final Decree of Divorce entered in the Third Circuit Court for Davidson County, Tennessee, Docket No. 14D-1612, I, **Daniel Lee Bell,** by and these presents do hereby quitclaims and conveys unto **Shannon Crook Bell** to her heirs, successors and assigns, all my right, title and interest if any, in and to the real property known as 212 Walnut Hill Drive, Nashville, Tennessee 37214, described as follows:

> Situate in Davidson County, Tennessee, and being designated Lot 40 on the Map of Donelson Meadows of record in Deed Book 1835, page 35, Register's Office for Davidson County, Tennessee.
>
> Included but excluded from this conveyance is the property described in Deed Book 4206, page 578 and described as:
>
> Beginning at a point in the present westerly margin of Walnut Hill Drive at the corner of lot nos. 21 and 40 as shown on said Map; thence with the line between said lots, westerly 23.3 feet to a point on the new relocated westerly margin of Walnut Hill Drive; thence southeasterly 38.2 feet along a curve that has a 50.0 foot radius on the new relocated westerly margin of Walnut Hill Drive to a point; thence southwesterly 53.2 feet along a curve that has a 150.0 foot radius on the new relocated westerly margin of Walnut Hill Drive to a point on the lot line

between lot nos. 39 and 40; thence easterly 1.7 feet with the line between lot nos. 39 and 40 to a point at the corner of said lots on the present westerly margin of Walnut Hill Drive; thence northerly 87 feet along the present westerly margin of Walnut Hill Drive to the point of beginning and containing 1400 square feet, more or less.

This being the same property conveyed to Metropolitan Government of Nashville & Davidson County, Tennessee by Deed from William J. Martin and wife, Florence
W. Martin, as filed of record in Book 4206, page 578, Register's Office of Davidson County, Tennessee.

Property commonly known as 212 Walnut Hill Drive, Nashville, Tennessee 37214.

Being the same property conveyed to The Bank of New York Mellon FKA The Bank of New York, as Trustee for the certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2007-8 by Substitute Trustee's Deed dated 06/10/2014 and recorded at Instrument No. 20140612-0051250, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Shannon Crook Bell and her heirs or assigns by The Bank of New York Mellon FKA The Bank of New York, as Trustee for the certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2007-8, c/o Specialized Loan Servicing, LLC, 8742 Lucent Blvd., Ste 300, Highlands Ranch, CO 80129 by Special Warranty Deed dated 11/10/2014 and recorded at Instrument No. 08415005500, Register's Office of Davidson County, Tennessee. This conveyance is Subject to: 1.) 2014 taxes which have been prorated and assumed by the Grantee(s); 2.) All restrictions of record; 3.) All easements of record; 4.) All matters pertaining on the plat of record, if any; 5.) All applicable government and zoning regulations.
To Have and to hold said tract or parcel of land, together with the appurtenances, estate, title and interest, thereto belonging, unto said Grantee(s) and his/her/their assigns, forever.
Said, The Bank of New York Mellon FKA The Bank of New York, as Trustee for the certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2007-8, warrants the title to said property against the claims of all persons claiming, or to claim the same or any part thereof, by, through or under the said Grantor, but not otherwise.

The said Shannon Crook Bell and Daniel Lee Bell have since been divorced by Final Decree of Divorce on the 16th day of December 2014 in the Third Circuit Court for Davidson County, Tennessee, Docket No. 14D-1612, and this conveyance is a further division of the marital estate pursuant to the terms of the Marital Dissolution Agreement.

IN WITNESS WHEREOF, the Grantor hereby affixes his signature on this the 16th day of December 2014.

DANIEL LEE BELL

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Daniel Lee Bell**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and seal this 16th day of December 2014.

Notary Public

My Commission Expires: Nov. 3, 2015

TIMOTHY S. SNEED
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 3, 2015