Instrument prepared by:
MICHAEL K. WALKER
Attorney at Law
341 Harrison Street
Nashville, Tennessee 37219

BILL GARRETT, Davidson County
Trans:T20150058805 DEEDQC
Recvd: 07/20/15 10:23 2 pgs
Fees:12.00 Taxes:0.00
20150720-0070537

QUIT CLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
CHARLES V. STEWART 107 WELSHWOOD COURT GOODLETTSVILLE, TN 37072	SPECIALIZED LOAN SERVICING P.O. BOX 636005 LITTLETON, CO 80163-6005	026-07-0-058.00

KNOW ALL MEN BY THESE PRESENTS:

That KELLY B. STEWART, (being one and the same as KELLY LYNN BREWTON STEWART), Grantor, 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 KELLY LYNN BREWTON STEWART, Plaintiff, and CHARLES V. STEWART, (being one and the same as CHARLES V. STEWART, III) Defendant, does hereby demise, release, and forever quitclaim unto the said, CHARLES V. STEWART, 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, to-wit:

Land in Davidson County, Tennessee, being Lot No. 164, on the Plan of Windsor Green Phase I, Section III, as shown on plat of record in Plat Book 6250, page 46, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a point in the southerly margin of Welshwood Court, said point being the common corner of Lots 164 and 165; thence in a southerly direction and along common border of Lots 164 and 165 34.11 feet to a point; thence continuing in a southerly direction along common border 55.81 feet to a point in the south boundary line of Lot 164, said point being the common corner of Lots 164 and 165; thence in a westerly direction along the south boundary line, 91.00 feet to the common corner of Lots 164 and 157; thence in a northerly direction and along common borders of Lots 164, 157 and 158 99.19 feet to a point in the north boundary line of Lot 164; thence in an easterly direction and along the common border of Lots 164 and 163 81.72 feet to a point; thence continuing along common border 20 feet to a point in the southerly margin of Welshwood Court; thence in an easterly direction along said margin 20.20 feet to the point of beginning.

Being the same property conveyed to Timothy E. Walker by Deed of Record in Book 8243, Page 311 recorded 11/26/1990, Register's Office for Davidson County, Tennessee. Also, being the same property conveyed to Charles V Stewart and Kelly B. Stewart by instrument #20070301-0025092.

The Subject property is improved property known as 107 WELSHWOOD COURT, GOODLETTSVILLE, TN 37072.
THIS IS THE SAME DESCRIPTION AS IN THE PREVIOUS DEED OF RECORD.

The said CHARLES V. STEWART, hereby agrees to pay and agrees to hold KELLY B. STEWART, harmless from one original Deed of Trust Note in favor of Specialized Loan Servicing, LLC, said note bearing an original unpaid principal balance of one hundred thirty six thousand dollars ($136,000.00), as evidenced by a Deed of Trust of record filed with Instrument No. 20070301-0025093 recorded on March 1, 2007, Pages 1-16 in the Register's Office, Davidson County, Tennessee.

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

The actual consideration on this transfer is $0.

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

Kelly B Stewart
KELLY B. STEWART
Grantor

Sworn to and subscribed before me
this 20th day of July, 2015

Michael K. Walker
NOTARY PUBLIC

MICHAEL K. WALKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: May 8, 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 CHARLES V. STEWART, the Grantee, with whom I am personally acquainted, who acknowledged to me that he executed the within instrument for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand this 20th day of July, 2015.

CHARLES V. STEWART
Affiant/Grantee

WITNESS MY HAND and official seal at Nashville, Tennessee, this 20th day of July, 2015.

Michael K. Walker
NOTARY PUBLIC

My Commission expires: May 8, 2018

MICHAEL K. WALKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

This instrument prepared from information provided by the parties involved.