BILL GARRETT, Davidson County
Trans:T20150091769 DEEDQC
Recvd: 10/28/15 10:28 2 pgs
Fees:12.00 Taxes:0.00
20151028-0109592

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

QUIT CLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
KARYN BROWN 2193 FREEMAN LANE MADISON, TN 37115	AMERICAN SERVICING CENTER P.O. BOX 51119 LOS ANGELES, CA 90051	MAP: 053090B12200CO

KNOW ALL MEN BY THESE PRESENTS:

That EUGENE BROWN, JR., 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 KARYN ANNETTE BROWN (Being one and the same as KARYN BROWN), Plaintiff, and EUGENE BROWN, JR., Defendant, does hereby demise, release, and forever quitclaim unto the said, KARYN BROWN, her heirs, successors and assigns, all of his 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:

Being Lot No. 177 on the Plan of Cumberland Station at Wilson Camp, Section Six, as of record in Instrument 20041027-0129152, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being part of the same property conveyed to Randall Phillips Homes, LLC by deed from R & R Builders & Developers, LLC of record in Instrument 200310240157410, Register's Office for said County. *Current Source of Title 20060214-0017865

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This improved property known as 2193 Freeman Lane, Madison, TN 37115.

*Current Source of Title # 20060214-0017865

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

The said KARYN BROWN, hereby agrees to pay and agrees to hold EUGENE BROWN, JR., harmless from one original Deed of Trust Note in favor of WC Mortgage Corp., said note bearing an original unpaid principal balance of $159,915.00, as evidenced by a Deed of Trust of record filed with Instrument No. 20060214-0017866 recorded on February 14, 2006, Pgs. 1-23, Box 13 #10971, in the Register's Office, Davidson County, Tennessee; and a second original Deed of Trust Note in favor of WC Mortgage Corp., said note bearing an original unpaid principal balance of $39,979.00 as evidenced by a second Deed of Trust of record filed with Instrument No. 20060214-0017867 recorded on February 14, 2006, Pgs. 1-14, Box 13 #10971A, in the Register's Office for 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 EUGENE BROWN, JR., the Grantor, with whom I am personally acquainted, who acknowledged to me that he executed the within instrument for the purposes therein contained.

E. Brown JR.
EUGENE BROWN, JR.
Grantor

Sworn to and subscribed before me
this 27 day of October, 2015

Cheryl E. Frey
NOTARY PUBLIC

My Commission Expires: 5-8-17

CHERYL E. FREY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 8, 2017

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

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

IN WITNESS WHEREOF, I have hereunto set my hand this 28th day of October, 2015.

KARYN BROWN
Affiant/Grantee

Sworn to and subscribed before me
this 28th day of October, 2015

Michael K. Walker
NOTARY PUBLIC

My Commission expires: 05/08/2018

MICHAEL K. WALKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

This instrument prepared from information provided by the parties involved.