BILL GARRETT, Davidson County
Trans:T20160020220 DEEDQC
Recvd: 03/11/16 13:39 2 pgs
Fees:12.00 Taxes:0.00
20160311-0023536

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.
MICHAEL A POPWELL 1272 BENDING CREEK DR. ANTIOCH, TN 37013	FRANKLIN AMERICAN MORTGAGE PAYMENT PROCESSING CENTER P.O. BOX 11733 NEWARK, NJ 07101-4733	173 15 0A 047.00

KNOW ALL MEN BY THESE PRESENTS:

That BARBARA R PAFETTI, (being one and the same as BARBARA PAFETTI POPWELL), 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 MICHAEL A POPWELL, (being one and the same as MICHAEL ANTHONY POPWELL) Plaintiff, and BARBARA PAFETTI POPWELL, Defendant, does hereby demise, release, and forever quitclaim unto the said, MICHAEL A POPWELL, 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 number 47 on the Plan of Mill Run, Phase 1, of record in Book 11700, Page 27, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Linda Smith, a single woman, by Deed dated November 4, 2008 and recorded November 10, 2008, of record in Instrument Number 20081110-0111337, in the Register's Office of Davidson County, Tennessee; and THEREAFTER being the same property conveyed to Linda Smith, a single woman, and Kristy L. Jones, a single woman, by Deed dated November 4, 2008 and recorded November 10, 2008, of record in Instrument Number 20091110-0111339, in the Register's Office of Davidson County, Tennessee; and THEREAFTER being the same property conveyed to Linda Smith, unmarried, by Deed dated February 8, 2013 and recorded February 20, 2013, of record in Instrument Number 20130220-0016975, in the Register's Office of Davidson County, Tennessee.

BEING the same property conveyed to Michael A. Popwell, unmarried by Warranty Deed from Linda Smith, unmarried of record as Instrument20150803-0076054.

The address of the herein described property is believed to be 1272 Bending Creek Dr, Antioch, TN 37013, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

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

The said MICHAEL A. POPWELL, hereby agrees to pay and agrees to hold BARBARA R PAFETTI, (being one and the same as BARBARA PAFETTI POPWELL), harmless from one original Deed of Trust Note in favor of the original lender, Franklin Synergy Bank, now current lender, Franklin American Mortgage Company, said note bearing an original unpaid principal balance of $166,155.00, as evidenced by a Deed of Trust of record filed with Instrument No. 20150803-0076055 recorded on August 3, 2015, Pages 1-14 in the Register's Office, Davidson County, Tennessee.

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

SARA HAMMOND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires June 21, 2016

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 BARBARA R PAFETTI, the Grantor, with whom I am personally acquainted, who acknowledged to me that she executed the within instrument for the purposes therein contained.

BARBARA R PAFETTI a/k/a BARBARA PAFETTI POPWELL
Grantor

Sworn to and subscribed before me
this 11th day of March, 2016

NOTARY PUBLIC

My Commission Expires: June 21, 2016

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STATE OF TENNESSEE)
)
COUNTY OF Davidson)

SARA HAMMOND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires June 21, 2016

Personally appeared before me, the undersigned Notary Public, in and for said County and State, the within named MICHAEL A. POPWELL, 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 11th day of March, 2016.

MICHAEL A. POPWELL
Affiant/Grantee

NOTARY PUBLIC

My Commission expires: June 21, 2016

This instrument prepared from information provided by the parties involved.