Bill Garrett Davidson County
Batch# 5691 DEEDQC
09/28/2017 01:34:19 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20170928-0099462

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.
DEBRA ANNE WINSTED	SUNTRUST MORTAGE, INC.	134010
625 VINSON DRIVE	P.O. BOX 79041	043.00
NASHVILLE, TN 37217	BALTIMORE, MD 21279-0041	

KNOW ALL MEN BY THESE PRESENTS:

That PHILLIP WINSTED, 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, Docket No. 17D326, between DEBRA ANNE WINSTED, Plaintiff, and PHILLIP WINSTED, Defendant, does hereby demise, release, and forever quitclaim unto the said, DEBRA ANNE WINSTED FKA DEBRA ANN CRAIG, 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, State of Tennessee, described as follows, to-wit:

Being Lot No. 51 on the Map of Currywood Acres, aka Curreywood Acres, as of record in Book 2133, Page 109 and 110, Register's Office for Davidson County, Tennessee. Said Lot No. 51 fronts 115.5 feet on the Northerly margin of Vinson Drive and extends back between lines 446.7 feet on the Easterly line and 420 feet on the Westerly line to da dead line which is a broken line, in two segments of 65.3 feet and 66.1 feet measuring a total of 131.7 feet.

Being the same property conveyed to Debra Ann Craig, unmarried by Warranty Deed dated 02/15/05 from Robert Merrill Squires and wife, Eddi Jo Squires of record Instrument No. 20050217-0018169, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Debra Anne Winsted and Phillip Winsted, wife and husband by Quitclaim Deed, from Tammy Mellons, Trustee of record and recorded on February 9, 2017 with Instrument No. 20170209-0013685, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 625 Vinson Drive, Nashville, Tennessee 37217.

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

The said DEBRA ANNE WINSTED, hereby agrees to pay and agrees to hold PHILLIP WINSTED, harmless from one original Deed of Trust in favor of Farmington Mortgage, and now SunTrust Mortgage, said note bearing an original unpaid principal balance of $117,000.00, as evidenced by a Deed of Trust recorded on February 9, 2017 at 11:20 a.m., With Instrument No. 20170209-0013686, 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 PHILLIP WINSTED, the Grantor, with whom I am personally acquainted, who acknowledged to me that he executed the within instrument for the purposes therein contained.

PHILLIP WINSTED
Grantor

Sworn to and subscribed before me
this 25 day of September, 2017.

NOTARY PUBLIC

My Commission Expires: Heather Carpenter
~~Commission Expires~~
March 8, 2021

HEATHER CARPENTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

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

DEBRA ANNE WINSTED
Affiant/Grantee

Sworn to and subscribed before me
this 23 day of September, 2017.

Douglas R. Sipes
Commission Expires
November 6, 2017

NOTARY PUBLIC

My Commission expires: _____

DOUGLAS R. SIPES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON