Bill Garrett Davidson County
Batch# 5691 DEEDQC
09/28/2017 01:34:19 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20170928-0099463

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.
PHILLIP WINSTED 513 AMERICAN ROAD NASHVILLE, TN 37209	REGIONS BANK P.O. BOX 11007 BIRMINGHAM, AL 35288	090.16-0-030.00

KNOW ALL MEN BY THESE PRESENTS:

That DEBBIE A. WINSTED, (being one and the same as DEBRA ANNE 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, PHILLIP WINSTED, 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. 24 on the plan of Charlotte park, Section 1, of record in Book 2663, page 2-6, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Phillip Winsted, single from Mel Martinez, secretary of Housing and Urban Development by Cash Deed dated October 10, 2003 and recorded November 13, 2003 in Instrument No. 20031113-0166009, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Phillip Winsted and wife Debbie A. Winsted from Phillip Winsted by Quitclaim Deed dated July 2, 2010 and recorded on July 8, 2010 in Instrument No. 20100708-0053458, page 1 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 513 American Road, Nashville, TN 37209.

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

The said PHILLIP WINSTED, hereby agrees to pay and agrees to hold DEBBIE A. WINSTED, harmless from one original Deed of Trust Note in favor of Farmington Mortgage and now Regions Bank said note bearing an original unpaid principal balance of $139,000.00, as evidenced by a Deed of Trust of record filed with Instrument No. 20131101-0113673, recorded on November 1, 2013 at 13:16 p.m., in the Register's Office, Davidson County, Tennessee.

The actual consideration on this transfer is $0.

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

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

Debbie A. Winsted
DEBBIE A. WINSTED aka DEBRA ANNE WINSTED
Grantor

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

Douglas R. Sipes
Commission Expires
November 6, 2017

Doug R Sipes
NOTARY PUBLIC

My Commission Expires: _____

DOUGLAS R. SIPES
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 PHILLIP WINSTED, the Grantee, with whom I am personally acquainted, who acknowledged to me that she executed the within instrument for the purposes therein contained.

Phillip Winsted
PHILLIP WINSTED
Affiant/Grantee

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

Heather Carpenter
NOTARY PUBLIC

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

HEATHER CARPENTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON