QUITCLAIM DEED

Davidson County DEEDQC
Recvd: 02/22/06 13:49 2 pgs
Fees:12.00 Taxes:0.00
20060222-0020799

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS -$0.00-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE.

Notary Public

MY COMMISSION EXPIRES: September 3, 2007.
(AFFIX SEAL)

JONATHAN D. NEWBERRY NOTARY PUBLIC AT LARGE KNOX CO. TENN.
MY COMMISSION EXPIRES: 09-03-07

THIS INSTRUMENT WAS PREPARED BY
Security Escrow & Title Co., 1005 8th Avenue South, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James David Martin	James David Martin	142-6A #243
(NAME) 810 Bellevue Road, Unit 243	(NAME) 810 Bellevue Road, Unit 243	9D-67143
(ADDRESS) Nashville, TN 37221	(ADDRESS) Nashville, TN 37221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, The Estate of Oliver Henry Newman, III, HEREINAFTER CALLED THE GRANTORS, DO HEREBY QUITCLAIM AND CONVEY UNTO James David Martin, a single person, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 810 Bellevue Road, Unit 243, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this.

The Estate of Oliver Henry Newman, III

By: R Michael Pack
by R. Michael Pack, Executor

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 22nd day of February, 2006, before me, personally appeared R. Michael Pack, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 22nd day of February, 2006.

Commission expires: September 3, 2007

Jonathan D. Newberry
Notary Public

JONATHAN D. NEWBERRY NOTARY PUBLIC AT LARGE KNOX CO. TENN.
MY COMMISSION EXPIRES: 09-03-07

EXHIBIT A

Land in Davidson County, Tennessee, Described as follows, to-wit:

Land in Davidson County, Tennessee, being Building No. 40, Unit No. 243, and Garage No(s). 3, on the Plan of "Peppertree", Creekside Meadows Condominiums of record in Book 4675, Page 128 through 130, Register's Office for Davidson County, Tennessee ("RODC") together with all fixtures, appliances, wallcoverings, carpets or other improvements therein and the undivided interest in the common elements appurtenant thereto, all being more particularly described in the Master Deed and By-Laws of record in Book 4834, Pages 257 through 312, as amended in Book 4984, Page 174, Book 5045, Page 800, Book 5086, Page 80, and Book 5259, Page 5, RODC, and the Charter of Creekside Meadows Association, Inc., of record in Book 4836, Page 610, RODC.

BEING THE SAME PROPERTY conveyed to Oliver Henry Newman, III, by deed dated August 3rd, 1983 of record in Book 6111, page 615, in the aforesaid Register's Office The said Oliver Henry Newman, III, having since died, the property has been divested to James David Martin of record in Bill Book Instrument No. 5656, Page 1561174 and Probate No. 04P950, Probate Court Clerk's Office for Davidson County, Tennessee. Pursuant to said will, R. Michael Pack is authorized, as Executor, to execute all conveyances necessary to effectuate this transfer.

THIS CONVEYANCE IS SUBJECT TO any and all restrictions, easements, setback lines, conditions, plat of record, and encumbrances of record in the Register's Office for the aforesaid County.

Said property having a physical address of: 810 Bellevue Road, Unit 243, Nashville, TN 37221. FOR INFORMATIONAL PURPOSES ONLY.

TAX ID# 142060A24300