(1)

BILL GARRETT, Davidson County
Trans:T20100053112 DEEDQC
Recvd: 08/26/10 11:05 2 pgs
Fees:17.00 Taxes:0.00
20100826-0067523

**Instrument Prepared By:**
**Sidwell, Barrett & Welch, P.C.**
**5107 Maryland Way**
**Brentwood, TN 37027**

**Address New Owners as Follows:**
Matthew C. Martin
1345 Bell Rd., # 406
Antioch, TN 37013

**Send Tax Bills To:**
NEW OWNER

**Map-Parcel:**
162120B05200

**QUITCLAIM DEED**

FOR AND IN consideration of the sum of One Dollar ($1.00) cash in hand paid, love and affection, and other good and valuable consideration, the receipt of which is hereby acknowledged, and for the express purpose of making a re-conveyance to create a tenants in common with right of survivorship, **Matthew C. Martin and R. Kevin Martin** and does hereby quitclaim and convey his interest unto **K. Thomas Sidwell, Trustee**, his successors and/or assigns the following described parcel of land in Williamson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 20-D, as shown on the plan of Villas at Belle Parke Phase II, filed as Exhibit A to and established by, the Master Deed, of record in Instrument 20020911-0110959 and amended in Instruments 20021025-0130922, 20030515-0066792 and 20040218-0018915, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in said Master Deed, reference to which is hereby made for a more complete and detailed description.

Being the same property conveyed to Matthew C. Martin, unmarried and R. Kevin Martin, married by Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, dated 05/09/2006 and filed for record on 05/11/2006 in Instrument 20060511-0055430, Register's Office for Davidson County, Tennessee.

Said Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

**Matthew C. Martin**

**R. Kevin Martin**

And now, I, the said **K. Thomas Sidwell, Trustee**, for the express purpose of carrying out the intent of this conveyance, as set out, do hereby convey, and forever quitclaim unto **Matthew C. Martin and wife, Kristie M. Martin, as tenants in common with right of survivorship**, the same property hereinabove described and set forth, to which reference is hereby made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises as above set forth.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on the 19th day of August, 2010.

**K. Thomas Sidwell, Trustee**

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Matthew C. Martin, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of August, 2010.

Kimberly D. Hicks
**Notary Public**

**My Commission Expires:** 4-12-14

KIMBERLY D. HICKS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, R. Kevin Martin, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of August, 2010.

Kimberly D. Hicks
**Notary Public**

**My Commission Expires:** 4-12-14

KIMBERLY D. HICKS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **K. Thomas Sidwell, Trustee**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of August, 2010.

Kimberly D. Hicks
**Notary Public**

**My Commission Expires:** 4-12-14

KIMBERLY D. HICKS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

**THE ACTUAL CONSIDERATION, FOR THIS TRANSFER IS $ 0.00.**

**Affiant**

**SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF August, 2010.**

Kimberly D. Hicks
**Notary Public**
**My Commission Expires:** 4-12-14

KIMBERLY D. HICKS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY