Davidson County DEEDQC
Recvd: 02/09/11 08:09 6 pgs
Fees:32.00 Taxes:0.00
20110209-0011224

QUITCLAIM DEED

THIS DEED OF CONVEYANCE made and entered into on this 15 day of January, 2011, by and between **Sean J. Martin, unmarried, and Kelly S. Holmes f/k/a Kelly S. Martin, a married woman,** hereinafter known and referred to as **GRANTORS**, and **Kelly S. Holmes and Brian W. Holmes, wife and husband,** whose tax mailing address is 2120 Portland Avenue, Nashville, Tennessee 37212, hereinafter known and referred to as **GRANTEES;**

W I T N E S S E T H :

For and in consideration of the sum of **$10.00**, cash in hand paid by Grantees to Grantors, the receipt of all of which is hereby acknowledged, the Grantors have bargained, sold, aliened, and conveyed, and do by these presents quitclaim unto the Grantees, in fee simple, remainder to the survivor of them and unto his or her heirs and assigns forever, a certain tract of real estate more fully described as follows.

Being Lot 7G on the Plan of Portland Place Condominiums of record, in Book 6557, page 261, Register's Office for Davidson County. Tennessee.

Being the same parcel conveyed to Sean J. Martin and Kelly S. Martin from James R. Martin, by virtue of a deed dated 7/16/2004, recorded 7/19/2004, as instrument no. 20040719-0085961 county of Davidson, state of Tennessee.

IN TESTIMONY WHEREOF, witness the hand of the Grantors herein, all on this the day and year first above written

Sean J. Martin

Kelly S. Holmes f/k/a Kelly S. Martin

STATE OF TENNESSEE)
)
Davidson COUNTY)

The undersigned, a Notary, does certify that on this 15 day of January, 2011, the foregoing Deed of Conveyance was produced to me and was sworn to, acknowledged and delivered by Sean J Martin.

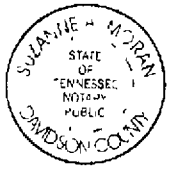


My Commission Expires
January 6, 2015

Notary Public
My Commission Expires: 1/6/2015

STATE OF TENNESSEE)
)
Davidson COUNTY)

The undersigned, a Notary, does certify that on this 15 day of January, 2011, the foregoing Deed of Conveyance was produced to me and was sworn to, acknowledged and delivered by Kelly S. Holmes f/k/a Kelly S. Martin.



My Commission Expires
January 6, 2015

Notary Public
My Commission Expires: 1/6/2015

IN THIS OATH OF VALUE, I, or we, as Grantor (s) hereby swear or affirm that the actual consideration for this transfer is $10 00, to the best of Grantors' knowledge, information and belief.

Sean J. Martin

Kelly S. Holmes f/k/a Kelly S Martin

STATE OF TENNESSEE)
)
Davidson COUNTY)

The undersigned, a Notary Public, does certify that on this 15 day of January, 2011, the foregoing Oath of Value was produced to me and was sworn to, acknowledged and delivered by Sean J. Martin

SUZANNE A MORAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires
January 6, 2015

Notary Public
My Commission Expires: 1/6/2015

STATE OF TENNESSEE)
)
Davidson COUNTY)

The undersigned, a Notary Public, does certify that on this 15 day of January, 2011, the foregoing Oath of Value was produced to me and was sworn to, acknowledged and delivered by Kelly S Holmes f/k/a Kelly S. Martin.

SUZANNE A MORAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires
January 6, 2015

Notary Public
My Commission Expires: 1/6/2015

Mail Tax Bills (Person or Agency Responsible for Payment of Taxes)
Kelly S. Holmes and Brian W Holmes
2120 Portland Avenue, Nashville, Tennessee 37212

Property Owner and Address.
Kelly S Holmes and Brian W. Holmes
2120 Portland Avenue, Nashville, Tennessee 37212

This instrument prepared without title examination by:

GEORGE O PEARSON, ESQ.
1795 Alysheba Way, Suite 2101
Lexington, KY 40509
(859) 263-0005

Return To
LSI-LPS 10605655
East Recording Solutions
700 Cherrington Parkway
Coraopolis, PA 15108

Order No.: **10605655**
Loan No.: 000687684834

Exhibit A

The following described property:

Being Lot 7G on the Plan of Portland Place Condominiums of record, in Book 6557, page 261, Register's Office for Davidson County. Tennessee.

Being the same parcel conveyed to Sean J. Martin and Kelly S. Martin from James R. Martin, by virtue of a deed dated 7/16/2004, recorded 7/19/2004, as instrument no. 20040719-0085961 county of Davidson, state of Tennessee.

True Copy Certification

I, Bridget Conto, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Bridget Conto
Signature

State of Pennsylvania

County of Allegheny

Personally appeared before me, Ronna L. Tate a notary public for this county and state, Bridget Conto who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ronna L. Tate
Notary's Signature

My Commission Expires: _____
Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Ronna L. Tate, Notary Public
Moon Twp., Allegheny County
My Commission Expires May 10, 2012
Member Pennsylvania Association of Notaries