BILL GARRETT, Davidson County
Trans:T20110039108 DEEDQC
Recvd: 06/30/11 09:02 2 pgs
Fees:12.00 Taxes:0.00
20110630-0049975

THIS INSTRUMENT IS PREPARED BY:
DEANIE L. GREGORY, ATTORNEY
GREATER NASHVILLE TITLE AND CLOSING COMPANY
With information furnished by Parties hereto and without the Benefit of a title search or Examination
200 Madison Street
Madison, TN 37115

Name and Address of New Owner:
522 Partners, LLC
Attn. Andrew and Jennifer Martin
Post Office Box 5153
Cary, NC 27512

Map and Parcel Nos.:
083 05 0 171.00

SEND TAX BILLS TO:
Same as New Owner

QUITCLAIM DEED

FOR AND IN CONSIDERATION of TEN DOLLARS ($10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, **I, ANDY MARTIN** do hereby quitclaim and convey unto **522 Partners, LLC,** its successors and assigns, all my right, title and interest in and to the following described tract of land:

Land in the Davidson County, Tennessee, being the easterly one-third of Lot No. 3 in the Subdivision of Patrick O'Donnell Property, of record in Chancery Court in Book 2, Page 37, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 3 fronts 48.3 feet on the southerly side of Mansfield Street and runs back 188.47 feet on the easterly line and 188.19 feet on the westerly line to a dead line in the rear measuring 48.3 feet.

Being the same property conveyed to Andy Martin by Warranty Deed from Paulette Watts, which deed is dated April 23, 2004 and recorded April 28, 1004 as Instrument No. 20040428-0048338 in the Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS 1022 Mansfield Street, Nashville, Tennessee 37206

THIS CONVEYANCE IS MADE SUBJECT TO ANY LIENS, ENCUMBRANCES, ETC. THAT MAY BE OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, FURTHER SUBJECT TO ANY UNPAIDP PROPERTY TAXES INCLUDING THOSE TAXES FOR 2011, WHICH ARE A LIEN, BUT NOT YET DUE AND PAYABLE AND FURTHER SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES, ETC., IF ANY, AS MAY BE SET FORTH ON THE SUBDIVISION OF PATRICK O'DONNELL PROPERTY OF RECORD IN CHANCERY COURT IN BOOK 2, PAGE 37, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND SUBJECT TO ANY EASEMENTS OF RECORD.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 23rd day of June, 2011.

Andy Martin

STATE OF NORTH CAROLINA
COUNTY OF Wake

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Andy Martin**, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office at Garner (CITY), North Carolina, this the 23 day of June, 2011.

My commission expires: 7/28/2015

Catherine P Willick
Notary Public

Catherine P Willick
NOTARY PUBLIC
WAKE COUNTY, N.C.

STATE OF NORTH CAROLINA
COUNTY OF Wake

The actual consideration or value, whichever is greater, for this transfer is $ NONE.

AFFIANT

Subscribed and sworn to before me,
this the 23 day of June, 2011.

Catherine P Willick
Notary Public

Catherine P Willick
NOTARY PUBLIC
WAKE COUNTY, N.C.

My Commission expires: 7/28/2015