BILL GARRETT, Davidson County
Trans:T20110041119 DEEDQC
Recvd: 07/08/11 14:27 3 pgs
Fees:17.00 Taxes:0.00
20110708-0052463

QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED BY:
James H. Drescher, Esq.
Drescher Heller Pieper Martin, P.C.
1720 West End Ave, Suite 300
Nashville, Tennessee 37203

Address New Owner:	Send Tax Bills To:	Tax Information:	
Sean J. Martin		Map No:	104-15-0
2512 Woodlawn Drive	Same	Parcel No:	396.00
Nashville, TN 37212			

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, LAURA MARTIN, hereinafter the GRANTOR, does hereby quitclaim and convey unto SEAN J. MARTIN, all of her right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

> Land in Davidson County, Tennessee, being the westerly one-half of Lot No. 44 on the Plan of Belair, of record in Book 332, Page 6, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Said Lot No. 44 fronts 50 feet on the northerly margin of Belair Avenue (now Woodlawn Drive) and extends back between parallel lines with the easterly margin of Tulip Avenue (now 26th Avenue South) 192 feet to a dead line.
>
> Being the same property conveyed to Sean J. Martin by deed from Jennifer Michele Ventress, a single person, formerly known as Jennifer M. Short, dated February 28, 2006, recorded in Instrument Number 20060228-0023139, in the Register's Office of Davidson County, Tennessee.
>
> And being the same property conveyed to Sean J. Martin and wife, Laura Martin, by deed of trust from Synovus Mortgage Corp. dated January 13,

2010, and of record in Instrument Number 20100113-0003134, in the Register's Office of Davidson County, Tennessee.

This is improved property known as 2512 Woodlawn Drive, Nashville, Tennessee 37212.

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

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR has hereunder set her hand this 13 day of June, 2011.

GRANTOR:

Laura Martin

LAURA MARTIN

STATE OF TENNESSEE)
COUNTY OF Davidson)

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

Witness my hand and official seal, this the 13th day of June, 2011.

MARCIE ROSSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Jan. 6, 2015

Marcie Rosson

NOTARY PUBLIC

My commission expires: Jan 6, 2015

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 24th day of June, 2011.

NOTARY PUBLIC
My Commission Expires: 1-6-15

BOBBI LYNN GOAD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.