Return To:
MH&S Law Firm
1804 Williamson Ct. Ste 201
Brentwood, TN 37027
615-377-3319

THIS INSTRUMENT
PREPARED BY:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, Tennessee 37027

ALICIA R. HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

STATE OF Tennessee
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $0.00.

Eunice Lee
AFFIANT

Subscribed and sworn to before me this 10th day of July, 2011.

My Commission Expires: 9-23-13

NOTARY PUBLIC

Address New Owners as Follows:
Hector Martinez
Bertha Martinez
1803 Broadway #528
Nashville, TN 37203

Send Tax Bills To:
SAME

Map-Parcel:
092.16-0-D-528.00 CO

BILL GARRETT, Davidson County
Trans:T20110057258 DEEDQC
Recvd: 09/15/11 09:45 2 pgs
Fees:12.00 Taxes:0.00
20110915-0071543

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **Fibiola Lemus, an unmarried woman,** Grantor, hereby quitclaims and conveys all of their undivided right, title and interest to the hereinafter described property to **Hector Martinez and wife, Bertha Martinez,** Grantee. Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being Unit 528 of The Bristol on Broadway, a condominium, being a portion of Lot Nos. 142 and 143 on the Plan of the Boyd Addition to Nashville, recorded December 21, 1857, Book 21, page 39, in Register's Office for Davidson County, Tennessee, and being more particularly described according to ALTA/ACSM As-Built Survey prepared by Wamble & Associates, PLLC, dated October 4, 2002, updated on February 14, 2003. Together with all right, title and interest relating to said unit as prescribed and set forth in the Master Deed for The Bristol on Broadway, a condominium, recorded under number 20050517-0055639, said Master Deed and all recorded amendments and exhibits thereto being by this reference incorporated herein and made a part hereof. The interest herein conveyed includes, without limiting the generality of the foregoing, an undivided .58% interest in the Common Elements of the Bristol on Broadway condominium.

Together with parking stall #183 and 153.

Being the same property conveyed to Fibiola Lemus, an unmarried woman, and Hector Martinez and wife, Bertha Martinez, by Warranty Deed from Bristol on Broadway, LP, a Tennessee limited parternship, of record in Instrument No. 20050927-0115881, Register's Office for Davidson County, Tennessee.

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

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 10 day of July, 2011.

Fabiola Lemus

STATE OF Tennessee
COUNTY OF Williamson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Fabiola Lemus, with whom I am personally acquainted, (or whose identity was proved to me on the basis of satisfactory evidence) who executed the foregoing instrument for the purposes herein contained.

Witness my hand and seal, at office, this 10 day of July, 2011.

Notary Public

EDUBINA ARCE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES
MARCH 19, 2012

My Commission Expires:_____