BILL GARRETT, Davidson County
Trans:T20120010882 DEEDQC
Recvd: 02/14/12 08:41 2 pgs
Fees:12.00 Taxes:0.00
20120214-0012723

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:
Andy Martin
P. O. Box 5153
Cary, NC 27512-5153

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, the undersigned, **522 Partners, LLC** does hereby quitclaim and convey unto **ANDY MARTIN,** his successors and assigns, all its 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 **522 Partners,** LLC by Quitclaim Deed from Andy Martin, which deed is dated June 23, 2011 and recorded June 30, 2011 as Instrument No. 20110630-0049975 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. OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, FURTHER SUBJECT TO UNPAID PROPERTY TAXES, IF ANY, AND SUBJECT TO PROPERTY TAXES FOR 2012, WHICH ARE A LIEN, BUT NOT YET DUE AND PAYABLE, AND 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 7TH day of ~~JANUARY~~ FEBRUARY, 2012.

522 Partneres, LLC

By: _____
Andrew G. Martin, Jr.
Chairman/Member/Manager

SARAH P. LANE NOTARY PUBLIC WAKE COUNTY, NC Comm. Exp. 3-14-2015.

STATE OF NORTH CAROLINA
COUNTY OF WAKE

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Andrew G. Martin, Jr.**, with whom I am personally acquainted (or who proved on the basis of satifactory evidence), and who, upon oath, acknowledged himself to be the authorized Chairman/Member/Manager of **522 Partners, LLC**, a Limited Liability Company, and that he as such Chairman/Member/Manager, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the Limited Liability Company by himself as such Chairman/Member/Manger.

Witness my hand and official seal at ~~office~~ at Garner, North Carolina, this the 7th day of ~~January~~ FEBRUARY, 2012.

My commission expires:
3.14.15

_____
Notary Public

STATE OF NORTH CAROLINA
COUNTY OF WAKE

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

_____
AFFIANT

SARAH P. LANE NOTARY PUBLIC WAKE COUNTY, NC Comm. Exp. 3-14-2015.

Subscribed and sworn to before me,
this the 7th day of ~~January~~ FEBRUARY, 2012.

_____
Notary Public

My Commission expires:
3.14.15