BILL GARRETT, Davidson County
Trans:T20120011888 DEEDQC
Recvd: 02/17/12 09:02 2 pgs
Fees:12.00 Taxes:0.00
20120217-0013933

This instrument prepared by:

Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

The actual consideration is $0.00.

AFFIANT

Subscribed and sworn to before me this the 13 day of FEB, 2012.

NOTARY PUBLIC
My Commission Expires: 7-25-12

RYAN M. [illegible] STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

NEW OWNER:

Mark W. Martin
406 Sloan Road
Nashville, TN 37209

SEND TAX BILLS TO:

Fifth Third Mortgage
PO Box 630170
Cincinnati, OH 45263

MAP/PARCEL:
Map/Parcel 103-08-0-B-406.00CO

QUITCLAIM DEED

In consideration of 10.00 and other good and valuable consideration, Karen Nicholl, now known as Karen N. Martin, married (hereinafter referred to as "Grantor"), does convey all of his/her/their undivided right, title and interest to the hereinafter described property to Mark W. Martin and Karen N. Martin, husband and wife (hereinafter referred to as "Grantee"). Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being Unit No. 406 of Parklane Condominiums, Phase IV, as shown on "Exhibit B" to the Master Deed establishing Parklane Condominiums, Phase IV of record in Book 7646, Page 264, in the Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Karen Nicholl, by deed from Edward D. Thornhill, a single man of record in Instrument Number 20030428-0056293 in the Register's Office for Davidson County, Tennessee, dated April 24, 2003.

*** Mark W. Martin, spouse of Karen Nicholl, now known as Karen N. Martin, joins in the execution of this instrument for the purpose of conveying his marital interest, if any, in the subject property.*

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 Grantees.

IN WITNESS WHEREOF, effective this the 13 day of Feb,

2012.

GRANTOR:

Karen Nicholl, nka Karen N. Martin

**Mark W. Martin

NOTE:
THIS DEED WAS PREPARED BASED UPON THE REQUEST AND INSTRUCTIONS OF THE GRANTORS, WITHOUT THE BENEFIT OF A TITLE SEARCH OR A SEARCH FOR LIENS AGAINST THE GRANTEES, WHICH MAY ATTACH TO THE PROPERTY, AND NO LEGAL ADVICE WAS GIVEN BY THE PREPARER.

STATE OF TN

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Karen Nicholl, nka Karen N. Martin and Mark W. Martin with whom I am personally acquainted (or proven to me upon the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed this instrument for the purposes contained therein.

Witness my hand, at office, the 13 day of Feb, 2012.

NOTARY PUBLIC

My Commission Expires: 7-25-12

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

20120003