BILL GARRETT, Davidson County
Trans:T20130085134 DEEDQC
Recvd: 10/02/13 12:06 2 pgs
Fees:12.00 Taxes:0.00

20131002-0103445

After Recording Return To:
#109680
Record and Return To:
First Title & Escrow, Inc.
1 Park West Circle STE 104
Midlothian, VA 23114

Prepared: P. DeSantis, Esq.
235 West Brandon Blvd., #191
Brandon, Florida 33511
(866) 755-6300

Map & Parcel:
164-08-0-B-033.00

QUIT CLAIM DEED

{Exempt from Taxation Pursuant to T. C. A § 67-4-409 (3) (A) (ii)}
[this deed is being executed to update marital status and name on title]

New Owner/ Property Being Conveyed
Betina Marie Martin
Andre Lemar Martin
1036 Lakewalk Drive
Antioch, TN 37013

Send Tax Bills To:
New Owner

Mail Tax Statement To:
New Owner

THIS INDENTURE, made this 19 day of SEPTEMBER, 2013, between BETINA MARIE MARTIN, formerly known as Betina Marie Shipman and ANDRE LEMAR MARTIN, a now married couple, residing at 1036 Lakewalk Drive, Antioch, Tennessee 37013, collectively hereinafter referred to as "**Party of the First Part**" and BETINA MARIE MARTIN and ANDRE LEMAR MARTIN, wife and husband, as tenants by the entireties, hereinafter referred to as "**Party of the Second Part.**"

WITNESSETH

That the said Party of the First Part, for and in consideration of the sum of Ten Dollars ($10.00) and no other good and valuable consideration in hand paid by the said Party of the Second Part, the receipt of which is hereby acknowledged, have bargained, sold, remised, released and QUIT-CLAIMED, and, do hereby bargain, sell remise, release and QUIT-CLAIM unto the said Party of the Second Part, the following described premises, to wit:

Situated in Davidson County, Tennessee and being further bounded and described as follows:

BEING LOT NO. 94 ON THE FINAL PLAT OF LAKEWALK, SECTION ONE, AS SHOWN BY PLAT OF RECORD IN INSTRUMENT NO. 20050128-0010429, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION.

CHARTER OF RECORD IN INSTRUMENT NO. 20050125-0009336; DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN INSTRUMENT NO. 20050127-0010145; BYLAWS OF RECORD IN INSTRUMENT NO. 20050128-0010524; STORMWATER DETENTION AGREEMENT OF RECORD IN INSTRUMENT NO. 20040209-0015320; TRANSMISSION LINE EASEMENT OF RECORD IN BOOK 4425, PAGE 575; ALL MATERS SHOWN ON THE PLAT OF RECORD IN INSTRUMENT NO. 20050128-0010429; ALL IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

AND FURTHER SUBJECT TO ALL MATTERS OF RECORD.

BEING THE SAME PROPERTY AS CONVEYED TO BETINA MARIE SHIPMAN, UNMARRIED AND ANDRE LEMAR MARTIN, UNMARRIED BY DEED FROM GREENVALE CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, RECORDED JANUARY 3, 2007 AS DOCUMENT NUMBER 20070103-0001103 IN THE OFFICIAL RECORDS OF DAVIDSON COUNTY, TENNESSEE.

PROPERTY ADDRESS: 1036 Lakewalk Drive, Antioch, Tennessee 37013
The legal description was obtained from a previously recorded instrument.

IN WITNESS WHEREOF, the said Party of the First Part has hereunto set a hand and seal the day and year first above written.

Betina Marie Martin
BETINA MARIE MARTIN
formerly known as Betina Marie Shipman

Andre Lemar Martin
ANDRE LEMAR MARTIN

WADE RAY CONWAY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 05-14-2017

STATE OF TENNESSEE }
COUNTY OF Wilson }

On this 19 day of September, 2013, before me personally appeared **BETINA MARIE MARTIN** formerly known as Betina Marie Shipman and **ANDRE LEMAR MARTIN**, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

Wade Ray Conway
NOTARY PUBLIC

My Commission Expires:_____

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $0.

Betina Marie Martin
BETINA MARIE MARTIN

Andre Lemar Martin
ANDRE LEMAR MARTIN

Subscribed and sworn to before me this 19 day of September, 2013.

Wade Ray Conway
NOTARY PUBLIC

WADE RAY CONWAY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 05-14-2017

My Commission Expires:_____

{No title examination requested or performed - the preparer hereof makes no representation as to the state of title to the above-described property}

The preparer has not had any contact with the Grantor(s) nor Grantee(s) herein and no legal advice was given to any party by the preparer of this document. Information contained in this instrument was provided to preparer by an agent for said Grantee Preparer is not responsible for scheduling the execution of this document; the validity of any power of attorney, if one is being used; nor the recording of this instrument. Preparer has no control over typed or hand written additions made to this instrument.