6

Instrument Prepared By:

and return to:
Esquire Title & Escrow, Inc.
30 Burton Hills Blvd., Suite 200
Nashville, TN 37215

The Actual Consideration or Value, whichever is greater, for this transfer is $ -0-

Affiant

Subscribed and sworn to before me
This 16th day of April, 2015.

Notary Public

My Commission Expires: 5/8/17

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

BILL GARRETT, Davidson County
Trans: T20150029072 DEEDQC
Recvd: 04/17/15 12:03 1 pgs
Fees: 12.00 Taxes: 0.00
20150417-0034237

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Map-Parcel Number:
Toni J. Rothfuss **P.O. Box 90567** **Nashville, TN 37209**	**SAME**	**10301011300**

FOR AND IN CONSIDERATION of One and No/100 ($1.00) Dollar cash in hand paid, the receipt of which is hereby acknowledged, **Randy Martin,** by these presents does hereby transfer and quitclaim and convey unto **Toni J. Rothfuss** for the purpose of establishing a new legal description, her successors and assigns, all of her rights, title, and interest in and to the following described tract of land:

LOT 13 OF SECTION 5 OF THE UNRECORDED JOHN B. COWDEN SUBDIVISION. SAID PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 13 - SECTION 5, JOHN B. COWDEN SUBDIVISION

BEGINNING AT A CAPPED IRON ROD NEW, IN THE NORTHERLY MARGIN OF HILL CIRCLE AT A DISTANCE OF 20 FEET FROM THE CENTER OF THE SAID HILL CIRCLE, SAID ROD BEING THE SOUTHWEST BOUNDARY CORNER OF LOT 12 OF SECTION 5 OF THE UNRECORDED JOHN B. COWDEN SUBDIVISION; THENCE WITH THE SAID NORTHERLY MARGIN, SOUTH 72 DEG 41 MIN 47 SEC WEST, AT A DISTANCE OF 15.68 FEET TO A POINT; THENCE WITH A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1,021.73 FEET, AN ARC LENGTH OF 81.09 FEET AND A CHORD BEARING OF SOUTH 74 DEG 58 MIN 13 SEC WEST, AT A CHORD DISTANCE OF 81.07 FEET TO THE WESTERN EDGE OF A 18 INCH LOCUST, BEING THE SOUTHEAST BOUNDARY CORNER OF THE HERMAN H. STEVENS, Jr. et ux PROPERTY, AS EVIDENCED IN DEED BOOK 4979, PAGE 824, R.O.D.C., TN.; THENCE WITH THE EAST BOUNDARY LINE OF THE SAID STEVENS PROPERTY AND GENERALLY WITH AN OLD FENCE, NORTH 01 DEG 42 MIN 53 SEC WEST, AT A DISTANCE OF 144.11 FEET TO A CAPPED IRON ROD NEW IN A ROCK PILE, BEING THE SOUTHWEST BOUNDARY CORNER OF THE JAMES E. COWDEN PROPERTY, AS EVIDENCED IN INSTRUMENT NO. 20020530-0065437, R.O.D.C., TN.; THENCE WITH THE SOUTH BOUNDARY LINE OF THE SAID COWDEN PROPERTY, NORTH 74 DEG 20 MIN 55 SEC EAST, AT A DISTANCE OF 59.41 FEET TO A CAPPED IRON ROD NEW, BEING THE NORTHWEST BOUNDARY CORNER OF THE SAID LOT 12; THENCE WITH THE WEST BOUNDARY LINE OF THE SAID LOT 12, SOUTH 16 DEG 43 MIN 27 SEC EAST, AT A DISTANCE OF 140.32 FEET TO THE **POINT OF BEGINNING,** CONTAINING 0.25 ACRES, MORE OR LESS, ACCORDING TO A SURVEY BY STEPHEN B. MURRELL, TN. R.L.S. NO. 2462, OF XCEL LAND SURVEYING, JOB NO. 15-021, DATED FEBRUARY 27, 2015

THE ABOVE DESCRIBED PROPERTY IS SUBJECT TO THE LEGAL RIGHT-OF-WAY FOR HILL CIRCLE.

THE ABOVE DESCRIBED PROPERTY IS SUBJECT TO ALL MATIERS SHOWN ON A BOUNDARY SURVEY BY STEPHEN B. MURRELL, TN. R.L.S. NO. 2462, OF XCEL LAND SURVEYING, JOB NO. 15-021, DATED FEBRUARY 27, 2015

Being part of the same property conveyed to Randy Martin by deed dated September 26, 2003 from Ben T. Johnson, James M. Johnson and Claude R. Johnson of record in Instrument No. 20031118-0168171, Register's Office for Davidson County, Tennessee and by Scrivener's Affidavit of record in Instrument No. 20110729-0058232, Register's Office for Davidson County, Tennessee.

This is unimproved property, **6128 Hill Circle, Nashville, TN 37209**

WITNESS my hand this 16th day of April, 2015.

Randy Martin

STATE OF Tennessee
COUNTY OF Davidson

On this 16th day of April, 2015, before me, a Notary Public, within and for the State and County aforesaid, personally appeared **Randy Martin** the bargainor with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

I. Dyke Tatum — Notary Public

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

My Commission Expires: 5/8/2017

BOX 10-A