BILL GARRETT, Davidson County
Trans:T20160039453 DEEDQC
Recvd: 05/11/16 15:32 2 pgs
Fees:12.00 Taxes:0.00
20160511-0047016

This Instrument Was Prepared By:
Joshua D. Hankins, Esq.
LAW OFFICE OF JOSHUA D. HANKINS
306 Northcreek Boulevard, Suite 202
Goodlettsville, Tennessee 37072
(615) 246-2544

The information contained herein was supplied by the parties hereto without the benefit of a title examination. The preparer of this deed makes no warranty as to state of title to the property conveyed herein or to the accuracy of the information contained herein.

QUITCLAIM DEED FOR SPECIFIC TERM OF YEARS

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Number(s):
Patricia Lee Martin 2886 Lower Walkers Creek Road Goodlettsville, TN 37072	Same	017-00-0-118.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/00 Dollars ($10.00), cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, PATRICIA LEE MARTIN, a resident of the State of Tennessee ("Grantor"), by these presents, transfers and conveys unto JOHN HUNTER SEXTON, a resident of the State of Tennessee ("Grantee"), the right to live, reside and/or occupy certain real property located in Davidson County, Tennessee, being more particularly described as follows (the "Subject Property"):

> BEGINNING at a large beech tree near a spring and running thence north 23 ½ deg. west 57 poles to a point on north side of road; thence north 73 deg. East 2 poles to the center of creek; thence south 86 deg. East 16 ½ poles to a point where a gate now stands; thence south 23 deg. East 46 poles to a stone with hackberry pointer, said stone being in Mrs. Sallie Burklin's west boundary line; thence south 55 ½ deg. West 16 ½ poles to the point of beginning, containing 5.62 acres, more or less, and being a part of the same property conveyed to Oscar S. Burklin and wife, J. E. Allen and Sam T. Green et ux, by deed of record in Book 600, page 580, of the Register's Office for Davidson County, Tennessee.
>
> BEING the same property conveyed to Joe Douglas Martin and wife, Patricia Martin (a/k/a Patricia Lee Martin), by deed from Leon Martin, Everett M. Martin, Margaret Capps Galbreath, Glenn Capps and Gerald W. Capps, of record as Book 4745, page 406, said Register's Office. Said Joe Douglas Martin passed away on March 23, 2016.

The right of John Hunter Sexton to live, reside and/or occupy the Subject Property shall expire on the earlier of: (i) two (2) years from the date at which John Hunter Sexton obtains his Bachelor of Science degree, Bachelor of Arts degree, or vocational degree; or (ii) John Hunter Sexton's twenty-fifth (25th) birthday. Until one of the foregoing events occurs, John Hunter Sexton shall be entitled to live, reside and/or occupy the Subject Property rent-free, without hindrance from anyone whatsoever. The Subject Property is improved property located at 2886 Lower Walkers Creek Road, Goodlettsville, Davidson County, Tennessee 37072.

IN WITNESS WHEREOF, I have hereunto set my signature to be effective as of May 6, 2016.

GRANTOR:

Patricia Lee Martin
PATRICIA LEE MARTIN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, JOSH HANKINS, a Notary Public of said County and State, personally appeared PATRICIA LEE MARTIN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained, by signing her name.

Witness my hand and seal, at Office in Goodlettsville, Tennessee, this 6 day of May, 2016.

Notary Public

My Commission Expires: 12/18/17

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Pursuant to Tenn. Code Ann. § 67-4-409(a)(4), the actual consideration given for this transfer is Zero and 00/100 Dollars ($0.00).

Patricia Lee Martin
PATRICIA LEE MARTIN

Sworn to and subscribed before me, this 6 day of May, 2016.

Notary Public

My Commission Expires: 12/18/17

JOSH HANKINS
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF SUMNER

MY COMMISSION EXPIRES:
DECEMBER 18, 2017