THIS INSTRUMENT PREPARED BY:

Wagon Wheel Title & Escrow, LLC
202 South 11th Street
Nashville, TN 37206
615.650.5100

BILL GARRETT, Davidson County
Trans:T20160047116 DEEDQC
Recvd: 06/03/16 15:07 2 pgs
Fees:12.00 Taxes:0.00
20160603-0056362

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Carmen Rachel Martin Edward B. Martin 2534 Blair Boulevard Nashville, TN 37212	Wells Fargo Bank 2701 Wells Fargo Way Minneapolis, MN 55467	104-11-0-071.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Frederick Kirke Martin, III. and wife, Marguerite F. Martin,** by these presents does hereby quitclaim and convey unto **Carmen Rachel Martin and Edward B. Martin, wife and husband,** their, successors and assigns, all her right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 58 on the Plan of Stokes and Marshalls Subdivision of record in Plat Book 332, Page 106, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Carmen Rachel Martin, and husband, Edward B. Martin, as to an undivided 50% interest (the "R and E interest") and Frederick Kirke Martin, III., and wife, Marguerite F. Martin, as to an undivided 50% interest (the "K and M interest"), the said R and E interest and K and M interest, as they relate to each other, being held as joint tenants with right of survivorship by Warranty deed from Marcus H. Mendenhall and wife, Cheryl L. Mendenhall of record in Instrument No. 20110104-0000717 Register's Office for Davidson County, Tennessee, dated December 31, 2010 and recorded on January 04, 2011.

Being also known as 2613 Acklen Avenue, Nashville, TN 37212.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Mallory K. Mason
State of Tennessee Notary Public
Davidson County

The actual consideration for this transfer is $ 0.00

Subscribed and sworn to before me this the
25 day of May, 2016.

Mallory K Mason
Affiant

My commission expires:
(Affix Seal)
May 8, 2017

Mallory K Mason
Notary Public

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 25 day of May, 2016.

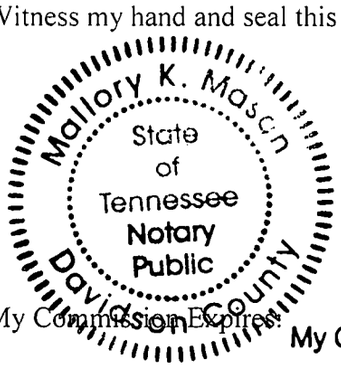
Frederick Kirke Martin, III

Marguerite F. Martin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Frederick Kirke Martin, III and Marguerite F. Martin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 25 day of May, 2016.



Notary Public

My Commission Expires: My Commission Expires May 8, 2017