THIS INSTRUMENT PREPARED BY:
WARRANTY TITLE INSURANCE COMPANY
40 Burton Hills Blvd., Suite 200
Nashville, Tennessee 37215
(615) 298-4480

CHRISTINE L. LIND
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.

BILL GARRETT, Davidson County
Trans:T20170006611 DEEDQC
Recvd: 01/24/17 08:58 2 pgs
Fees:12.00 Taxes:0.00

20170124-0007479

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $None.

AFFIANT

Subscribed and sworn to before me, this 18th day of January, 2017.

Christine L. Lind
Notary Public

My Commission Expires: 9.18.17

Address New Owners As Follows:
Michael P. Martel and
Amanda L. Broadway
232 Marcia Avenue
Nashville, TN 37209

Send Tax Bills To:
New Owners

Map-Parcel Number:
103-1-117

QUITCLAIM DEED

KNOW ALL PERSONS by these presents that **PAUL R. MARTEL, MARRIED,** ("Grantor"), for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and for good and valuable consideration, the receipt of which is hereby acknowledged, hereby releases, remises, quitclaims and gives unto **MICHAEL P. MARTEL, UNMARRIED AND AMANDA L. BROADWAY, UNMARRIED, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP,** ("Grantee"), all right, title and interest of the Grantor in and to certain tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 17 of Section 5 on the plat showing the division of the John B. Cowden property, being Lots No. 4 and 5 of the Brent Spence Place, not of record, described according to a survey made by Norris H. Hickerson, Surveyor, May 24 1947, as follows:

Beginning on the easterly margin of Cowden Avenue at the southwest corner of the property conveyed to Mrs. Pearl Day by deed from Charles E. Hall and wife, of record in Book 1880, page 465, Register's Office for said County; thence with said Day's southern boundary line southeastwardly, 181.5 feet to the corner of Lots Nos. 1, 2, 16, 17 and a tract called "Hilltop"; thence with the line between Lots Nos. 16 and 17 southwestwardly 196.0 feet to the easterly

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margin of Cowden Avenue; thence with said Avenue North 22 deg. West 30.2 feet, and continuing with same northwardly 92.5 feet to the beginning.

A further tract described as follows:

Beginning on a stone in the East boundary line of Cowden Avenue 200.02 feet South of the intersection of Cowden Avenue with the North branch of Hill Circle and running S. 22 E. 100.0 feet with this boundary line to a stone; thence N 51 30 E. 204.0 feet to a stone near the top of the hill; thence N 35 W. 85.5 feet to a stone; thence S. 62 15 W 196.0 feet to the beginning, being Lot 16 in Section V of the Cowden Subdivision.

Being the same property conveyed to Michael Martel by deed from Words of Life Ministries, a Tennessee not for profit corporation, dated June 3, 2011, of record in Instrument No. 20110607-0043425, Register's Office for Davidson County, Tennessee. The subject property was further conveyed to Michael P. Martel, unmarried by deed from Michael Martel, unmarried, dated August 4, 2015, of record in Instrument No. 20150805-0077999, Register's Office for Davidson County, Tennessee, wherein the purpose of the deed was to combine the subject property into one Map and Parcel. The subject property was further conveyed to Michael P. Martel, unmarried, Amanda L. Broadway, unmarried and Paul R. Martel, as tenants in common with rights of survivorship by deed from Michael P. Martel, unmarried, dated March 11, 2016, of record in Instrument No. 20160317-0025381, Register's Office for Davidson County, Tennessee.

This is not the principal place of residence of the Grantor named herein.

The subject property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 18th day of October, 2016.

Paul R. Martel

PAUL R. MARTEL

STATE OF CONNECTICUT)
COUNTY OF HARTFORD) West Hartford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **PAUL R. MARTEL**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 18th day of October, 2016.

Kate M. Foley

Notary Public

My Commission Expires: 2-28-2019

KATE M. FOLEY NOTARY PUBLIC CONNECTICUT

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