THIS INSTRUMENT PREPARED BY: **Jennifer S. Ghanem, Esq.** **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** JENNIFER S. GHANEM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 6, 2018	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $-0- Affiant Subscribed and sworn to before me, this 12th day of June 2017. Notary Public My Commission Expires:

QUITCLAIM DEED

Address New Owner: Sean Martin and Leslie Shealy 2512 Woodlawn Drive Nashville, TN 37212	Send Tax Bills To: New Owner	Tax Parcel ID No. 104-15-0-396.00

FOR AND IN CONSIDERATION OF the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **SEAN J. MARTIN,** ("Grantor"), by these presents, does hereby quitclaim and convey unto **SEAN J. MARTIN** and **LESLIE SHEALY,** husband and wife, and their successors and assigns ("Grantees"), all of Grantor's rights, title and interest in and to certain tract or parcel of land in Davidson County being more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being part of Lot No. 44, as shown on the map entitled Plan of Belair, of record in Book 332, page 6, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 44 fronts 50 feet on the northerly margin of Belair Avenue (now Woodlawn Drive) and extends back between parallel lines with the easterly margin of Tulip Avenue (now 26th Avenue South) 192 feet to a dead end.

Being the same property conveyed to SEAN J. MARTIN, by deed from JENNIFER MICHELE VENTRESS, A SINGLE PERSON, FORMERLY KNOWN AS JENNIFER M. SHORT, of record as Instrument No. 20060228-0023139, dated February 13, 2006, said Register's Office. Then being further conveyed to SEAN J. MARTIN, by Quitclaim Deed from LAURA MARTIN, of record as Instrument No. 20110708-0052463, dated June 13, 2011, said Register's Office. Then being further conveyed to SEAN J. MARTIN, by Quitclaim Deed from CAROLYN BURTON, of record as Instrument No. 20110915-0071472, dated September 7, 2011, said Register's Office.

This is improved property, known as: **2512 Woodlawn Drive, Nashville, TN 37212**

Said property is conveyed subject to any all such easements, limitations, restrictions and encumbrances as may affect the premises.

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BILL GARRETT, Davidson County
Trans:T20170052827 DEEDQC
Recvd: 06/20/17 14:42 2 pgs
Fees:12.00 Taxes:0.00
20170620-0062063

Witness my hand this the 12th day of June, 2017, the bargaining party, having cause my name to be signed hereto on said day and date.

GRANTOR:

SEAN J. MARTIN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **SEAN J. MARTIN**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of June, 2017.

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 6, 2018

Notary Public
My commission expires: _____