BILL GARRETT, Davidson County
Trans:T20170077553 DEEDQC
Recvd: 09/05/17 13:51 4 pgs
Fees:27.00 Taxes:0.00
20170905-0091134

FROM:

BRIAN MARTIN AND WIFE, KATHRYN MARTIN

TO:

JEFFREY MOBLEY, TRUSTEE

FROM:

JEFFREY MOBLEY, TRUSTEE

TO:

BRIAN E. MARTIN AND KATHRYN B. MARTIN, AS TENANTS IN COMMON

QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY:

JEFFREY MOBLEY, atty.
Howard Mobley Hayes & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is NONE.

Brian E. Martin, Affiant

Subscribed and sworn to before me, this 11th day of August, 2017.

Notary Public

My Commission Expires:

LINDSAY HAMADA STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-07-2020

Address new owners as follows:

Brian E. Martin and
Kathryn B. Martin, tenants in common
2026 Fransworth Drive
Nashville, Tennessee 37205

Send Tax Bills to:

SAME

Map-Parcel Numbers:

116 02 0B 003.00

KNOW ALL PERSONS BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and for the express purpose of making a re-conveyance to terminate a tenancy by the entirety, and in lieu thereof to create a tenancy in common between

us, we, Brian Martin and wife, Kathryn Martin, hereby remise, release and quitclaim unto Jeffrey Mobley, Trustee, his successors and assigns, the tract of land described on Exhibit A attached hereto. Exhibit A is incorporated herein by this reference.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

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

And now, I, the said Jeffrey Mobley, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby remise, release and quitclaim unto Brian E. Martin and Kathryn B. Martin, as equal tenants in common (and not as tenants by the entirety and not as joint tenants with rights of survivorship), their respective heirs and assigns, the same property hereinabove described and set forth, to which reference is hereby made, and said property is quitclaimed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

After this conveyance, such tract or parcel of land described on Exhibit A attached hereto shall be owned one-half (50%) by Brian E. Martin, as a tenant-in-common, and one-half (50%) by Kathryn B. Martin, as a tenant-in-common.

WITNESS our hands this 11th day of August, 2017.

Brian E. Martin

Kathryn B. Martin

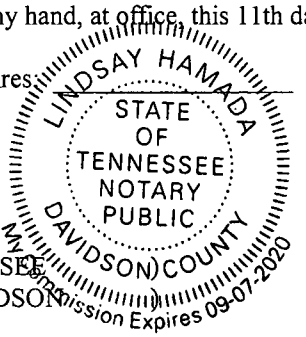
Jeffrey Mobley, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Brian E. Martin and Kathryn B. Martin, with whom I am personally acquainted, and who acknowledged that each one of them executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 11th day of August, 2017.

My Commission Expires: _____



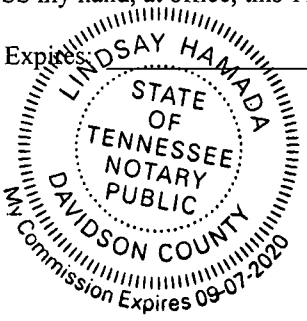
Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jeffrey Mobley, 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 11th day of August, 2017.

My Commission Expires: _____



Notary Public

EXHIBIT A

Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

A tract or parcel of land located in the First Civil District of Davidson County, Tennessee, being Lot No. 7 on the Final Plat of Hill Place, of record in Plat Book 7900, page 913 and pages 923-932 (at page 924), as amended by Surveyor's Certificates of Correction, of record in Book 9854, page 235, and Book 10058, page 112, all in the Register's Office for Davidson County, Tennessee, to which Plat and amendment reference is hereby made for complete details of description.

Being the same property conveyed to Brian Martin and Kathryn Martin, husband and wife, by deed from Judith W. Rice, unmarried, of record as Instrument No. 20160603-0056066, Register's Office for Davidson County, Tennessee.

Brian Martin and Brian E. Martin are one and the same person. Kathryn Martin and Kathryn B. Martin are one and the same person.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Current year's State and County taxes, which have been assumed by the Grantees; The Plan, with Owner's Certificate, of record in Book 9700, page 913 and pages 923-932 (at page 924), amended by Surveyor's Certificates of Corrections of record in Book 9854, page 235 and Book 10058, page 112, said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is hereby made for a more complete description. Easement for permanent communications easement to U.S. Sprint Communications Company of record in Instrument No. 20140114-0003778, said Register's Office. Covenants Conditions and Restrictions of record in Book 9645, page 85, Book 9658, page 19, Book 10872, page 520, Book 11548, page 57, Instrument No. 20010510-0048634, Instrument No. 20000322-0029124, said Register's Office.

This is improved property known as 2026 Fransworth Drive, Nashville, Tennessee 37205.