This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (HJS)
150 3rd Ave. South, Suite 1100
Nashville, TN 37201

Bill Garrett Davidson County
Batch# 85587 DEEDQC
04/27/2018 09:13:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20180427-0039674

QUITCLAIM DEED

Address New Owners:	Send Tax Bills To:	Map/Parcel Number:
Linda W. Martin 2310 Golf Club Lane Nashville, TN 37215	same	117 06 0 010.00

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, Dr. Raymond S. Martin, III, and wife, Linda W. Martin, (the "Grantors"), do hereby quitclaim, transfer and convey all their right, title and interest in and to the following described property to Linda W. Martin (the "Grantee"), in fee simple, said property being a tract or parcel of land in Davidson County, State of Tennessee (the "Property"), more particularly described as follows:

> Land lying in the 25th Councilmanic District of Davidson County, Tennessee, being Lot No. 1 on the Final Plat of Lamar Alexander Property, as of record in Book 7900, page 186, Register's Office for Davidson County, Tennessee, being more particularly described as follows:
>
> Beginning at an iron rod in the northerly margin of Golf Club Lane, said iron rod being South 38° 01' 05" East 37.62 feet, South 86° 48' 57" East 213.71 feet from an iron rod located at the Northeast corner of Golf Club Lane and Wortham Avenue; thence leaving said northerly margin North 03° 30' 00" East 301.63 feet to an iron rod; thence South 86° 33' 46" East 199.21 feet to an iron rod; thence South 03° 30 00" West 300.75 feet to a concrete monument in the Northerly margin of Golf Club Lane; thence with said margin North 86° 48' 57" West 199.21 feet to the point of beginning, containing 1.377 acres, more or less.

Being the same property conveyed to Dr. Raymond S. Martin, III, and wife, Linda W. Martin, by deed from Joseph N. Barker, Trustee, of record Book 8173, page 834, Register's Office for Davidson County, Tennessee.

The legal description is the same as the previous deed of record.

This is improved property located at 2310 Golf Club Lane, Nashville, Tennessee 37215.

The purpose of this conveyance is to vest title to the Property in the name of Linda W. Martin, in fee simple.

This Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property, including the permitted exceptions set forth on **Exhibit A** attached hereto and incorporated herein by this reference.

IN WITNESS WHEREOF, the Grantors have executed this instrument to be effective as of the 20 day of April, 2018.

GRANTORS:

Raymond S. Martin, III

Raymond S. Martin, III

Linda W. Martin

Linda W. Martin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Raymond S. Martin, III, Grantor, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 20 day of April, 2018.

Notary Public

My Commission Expires: 4/20/19

MONTGOMERY COUNTY TENNESSEE NOTARY PUBLIC ROBIN TYRRELL

848420.2 04110-001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Linda W. Martin, Grantor, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 20 day of April, 2018.

Notary Public

My Commission Expires: 4/20/19

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This transfer is exempt from taxation pursuant to T.C.A. § 67-4-409 (a)(3)(A).

Affiant

Subscribed and sworn to before me this 23rd day of April, 2018.

Notary Public

My Commission Expires: 9/7/21

EXHIBIT A

PERMITTED EXCEPTIONS

The encroachment of the asphalt drive onto the 10' public utility easement and onto the minimum building setback line and the encroachment of the pool house onto the minimum building setback line as shown on the Mortgage Loan Inspection made by John Kohl & Company, P.C., dated August 9, 1990, bearing Job No. 85121-M.

CERTIFICATE OF AUTHENTICITY

I, Hannah J. Smith, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Hannah J. Smith

Hannah J. Smith

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared, Hannah J. Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledges this certification of an electronic document is true and correct.

WITNESS my hand and seal at office in Nashville, Tennessee, this 23rd day of April, 2018.

Meghan E. Reed

Notary Public

My Commission Expires: 9/7/2021



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