This Instrument Prepared By:
BONE MCALLESTER NORTON PLLC (APP)
Nashville City Center
511 Union Street, Suite 1600
Nashville, Tennessee 37219

Bill Garrett Davidson County
Batch# 104253 DEEDQC
06/13/2018 03:26:20 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20180613-0056943

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map & Parcel No.:
W. Charles Robinson 5420 North Ocean Drive, Suite 306 Singer Island, Florida 33404	New Owner	092-06-0-263.00

FOR AND IN CONSIDERATION of the sum of TEN and 00/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **ANNIE RUTH MARTIN**, an unmarried woman ("Grantor"), does hereby quitclaim and convey unto **W. CHARLES ROBINSON**, an unmarried man, and **WILLIE IKE MARTIN, JR.**, an unmarried man, as joint tenants with right of survivorship (collectively "Grantee"), and Grantee's heirs and representatives, all of Grantor's right, title and interest in and to the following parcel of real estate located in Nashville, Davidson County, Tennessee, as more particularly described on Exhibit A attached hereto and incorporated by this reference (the "Property"), subject to a life estate retained by and for the life of **ANNIE RUTH MARTIN** in the Property.

Said Property is conveyed subject to such easements, covenants, reservations, limitations, restrictions and encumbrances as may affect the Property. The legal description on Exhibit A is drawn from recorded documents and the attorney preparing this Deed makes no warranty or representation regarding the accuracy of the legal description. This instrument is prepared without the benefit of title search or abstract and the preparer gives no opinion as to title. This instrument may be executed in counterparts.

[Signature page to Quitclaim Deed]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be dated and effective as of the 13 day of June, 2018.

GRANTOR:

Annie R. Martin

Annie Ruth Martin

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared, Annie Ruth 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 she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 13th day of June, 2018.

NOTARY PUBLIC

TAMMY L. REEVES STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

My Commission Expires: 6/21/21

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.

Annie R Martin

AFFIANT

Subscribed and sworn to before me, this 13th day of June, 2018.

NOTARY PUBLIC

TAMMY L. REEVES STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

My Commission Expires: 6/21/21

EXHIBIT A

Legal Description

Being the east 9 feet of Lot No. 28 and the west 34 feet of Lot No. 27 on the Plan of Faulconer and Ashcraft's Subdivision, as of record in Book 57, page 121, Register's Office for Davidson County, Tennessee. Said parts of said Lots Nos. 28 and 27 front 42 feet on the south side of Herman Street and runs back between parallel lines 106 feet to an alley.

Being the same property conveyed to Annie Ruth Martin, by deed of record in Book 4594, page 75, Register's Office for Davidson County, Tennessee.

An easement has been granted to William H. Robin and wife, Sara S. Robin, who did own the adjacent property to the real estate described above, said easement being for the purpose of retaining the water meter on the herein described property and being the specific northerly 7 feet of said described property. HOWEVER ANNIE RUTH MARTIN HAS NOW PURCHASED THE ENTIRE 28 FEET FRONTAGE WHICH ADJOINS THE ABOVE DESCRIBED PROPERTY, SAID 28 FEET (BEING 1 FT OF LOT NO. 29 AND 27 FEET OF LOT NO. 28) INCORPORATES THE EASEMENT MENTIONED ABOVE.

This is improved property known as 2607 Herman Street, Nashville, Tennessee 37208.