Davidson County DEEDQC
Recvd: 08/17/06 12:43 2 pgs
Fees:12.00 Taxes:0.00

20060817-0101636

QUITCLAIM DEED

G-ARE-06-1510

JOHN GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF August, 2006.

Notary Public

MY COMMISSION EXPIRES: 7-24-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Baker Property Development,	Baker Property Development,	
(NAME) 1510 Ferguson Avenue	(NAME) 3011 Westerly Drive	[redacted]-0127
(ADDRESS) Nashville, TN 37212	(ADDRESS) Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, Patrick Baker and Aimee Baker HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO Baker Property Development, LLC HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF MY RIGHT, TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN Davidson COUNTY, STATE OF Tennessee, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE EAST 50 FEET OF LOT NO. 153 ON THE MAP OF VICTORIA PLACE AS OF RECORD IN BOOK 332, PAGE 10, REGISTER'S OFFICE FOR SAID COUNTY.

SAID PART OF SAID LOT FRONTS 50 FEET ON THE NORTHERLY SIDE OF FERGUSON AVENUE AND RUNS BACK BETWEEN PARALLEL LINES, 152 FEET TO AN ALLEY.

Being the same property conveyed to Patrick Baker and Aimee Baker by Warranty Deed filed for record on _____ as Instrument Number X,
Register's Office for Davidson County, Tennessee.

*20060817-0101634

BEING THE SAME PROPERTY CONVEYED TO BLUE CANYON PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY BY WARRANTY DEED FROM CYNTHIA C. MATTHEWS, UNMARRIED, RECORDED JUNE 2, 2006 IN INSTRUMENT NO. 20060602-0065396, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )

This is improved (X) property, known as 1510 Ferguson Avenue, Nashville, Tennessee 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

Witness my/our hand(s) this 7th day of August, 2006.

Patrick Baker

Aimee Baker

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Patrick Baker and Aimee Baker, 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/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th day of August, 2006.

Notary Public

My Commission Expires:

(SEAL)



My Commission Expires MAR. 8, 2010

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212