Davidson County DEEDQC
Recvd: 05/05/08 11:06 1 pgs
Fees:12.00 Taxes:0.00

20080505-0045905

QUITCLAIM DEED

P-08-4311

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 16th DAY OF April, 2008.

Notary Public

MY COMMISSION EXPIRES: 2/4/09

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Prestige Title, LLC
1800 Mallory Lane, Ste. A
Brentwood, TN 37027

My Commission Expires

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Justyn Baker	Regions Bank dba Regions Mortg	
(NAME)	(NAME)	
4311 Lealand Lane	2050 Parkway Office	132-05-0-056.00
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37204	Birmingham, AL 35244	
(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, Justyn Baker, married HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO Justyn Baker and wife Stephanie Baker 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 Lot No. 14 on the Plan of Glendale Park of record in Plat Book 1130, Page 45, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Justyn Baker by Warranty Deed from Thomas M. Federico, a single person of record in Instrument No. 20030816-0118851, in the Register's Office for Davidson County, Tennessee, dated July 31, 2003.

unimproved ( )
This is improved (X) property, known as 4311 Lealand Lane, Nashville, Tennessee 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

Witness my/our hand(s) this 16th day of April, 2008.

Justyn Baker,

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me. , a Notary Public in and for said County and State, the within named Justyn Baker, the bargainor (s), 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 at Nashville, Tennessee, this 16th day of April, 2008.

My Commission Expires 2/4/09

Notary Public

CAROL T. BAKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.