Davidson County DEEDQC
Recvd: 07/19/10 08:45 4 pgs
Fees:22.00 Taxes:0.00
20100719-0055999

~~After Recording Return To:~~
First American Title Company
2605 Enterprise Road East
Suite 300
Clearwater, FL 33759

66207041-3
Map & Parcel: 07203028600

This Instrument Prepared Under The Supervision Of:
M. Powell, Esquire BOPR# 5372
By Law's Specialty Group, Inc.
235 West Brandon Blvd., #191
Brandon, Florida 33511
(866) 755-6300

QUIT CLAIM DEED

[this deed is being executed to remove a party from title]

New Owner/ Property Being Conveyed
LAURA J. GETZ, an unmarried woman
1147 Shelton Avenue
Nashville, TN 37216

Send Tax Bills To:
New Owner

Mail Tax Statement To:
New Owner

THIS INDENTURE, made this 26 day of June, 2010, between ROBERT BAKER, an unmarried man, residing at Apt 502 700 Church st, Nashville, TN 37203 hereinafter referred to as "**Party of the First Part**" and LAURA J. GETZ, an unmarried woman, residing at 1147 Shelton Avenue, Nashville, TN 37216 hereinafter referred to as "**Party of the Second Part.**"

WITNESSETH

That the said Party of the First Part, for and in consideration of the sum of Ten Dollars ($10.00) and no other good and valuable consideration in hand paid by the said Party of the Second Part, the receipt of which is hereby acknowledged, has bargained, sold, remised, released and QUIT-CLAIMED, and, does hereby bargain, sell remise, release and QUIT-CLAIM unto the said Party of the Second Part, the following described premises, to wit:

BEING A PART OF LOT NO 76 ON THE PLAN OF INGLEWOOD LAND COMPANY'S PLAN OF RECORD IN BOOK 332, PAGE 101, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID PART OF LOT NO. 76 FRONTS 52 FEET ON THE NORTH SIDE OF SHELTON AVENUE AND EXTENDS BACK 189.75 FEET ON THE EAST LINE WITH CATHERINE STREET TO A POINT AND ABOUT 187 FEET ON ITS WEST LINE TO A POINT.

SUBJECT TO ALL MATTERS OF RECORD.

BEING THE SAME PROPERTY AS CONVEYED TO ROBERT BAKER AND LAURA J. GETZ, BOTH UNMARRIED FROM CARLA Y. MCWHIRTER, UNMARRIED BY DEED DATED 05/18/2001 AND RECORDED 05/21/2001, INSTRUMENT NO.: 20010521-0052483 IN DAVIDSON COUNTY, TENNESSEE.

PROPERTY ADDRESS: 1147 Shelton Avenue, Nashville, TN 37216
The legal description was obtained from a previously recorded instrument.

The Grantor executing this instrument specifically acknowledges that he has had the opportunity to seek counsel before his execution hereof, knows that he is relinquishing his interest in the property herein described and executes this document on the day and year first written above holding the preparer of same harmless from any recourse he may have regarding the execution of same.

IN WITNESS WHEREOF, the said Party of the First Part has hereunto set a hand and seal the day and year first above written.

ROBERT BAKER

STATE OF TENNESSEE }
COUNTY OF Davidson }

On this 26 day of June, 2010, before me personally appeared ROBERT BAKER, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument and acknowledged that his executed the same as his free act and deed.

My Commission Expires Nov. 4, 2013

NOTARY PUBLIC

CLAUDIA BYATT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $_____.

_____
Affiant

Subscribed and sworn to before me
this ____ day of _____, 2010. see attached

_____
NOTARY PUBLIC My Commission Expires:_____

The preparer expresses no opinion as to the title the Grantee(s) will receive. The preparer has not had any contact with the Grantor(s) nor Grantee(s) herein. No legal advice was given to any party herein. Information contained in this instrument was provided to preparer by an agent for said Grantor and/or Grantee. No title search was performed on the subject property by this preparer. The preparer of this deed makes no representation as to: the status of the title; property use; any zoning regulations concerning described property herein conveyed; or any matter except the validity of the form of this instrument. No boundary survey was made at the time of this conveyance. **PREPARER IS NOT RESPONSIBLE FOR CLOSING, the collection of taxes nor the recording of this instrument. Preparer not responsible for typed or hand written additions made to this instrument after its preparation. The conveyance amount was provided to preparer by agent for Grantor.**

Oath of Consideration:

State of FL

County of Pinellas

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $10.00 which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Bethany Presnell - Agent
Bethany Presnell
Affiant

Subscribed and sworn to before me

This 7 day of July, 2010.

Lois Regante
Lois Regante
Notary Public

LOIS REGANTE
MY COMMISSION # DD 613321
EXPIRES: January 27, 2011
Bonded Thru Budget Notary Services

My commission expires: 1/27/11

GETZ
42319316
FIRST AMERICAN ELS
QUIT CLAIM DEED

TN

WHEN RECORDED, RETURN TO:
FIRST AMERICAN LENDERS ADVANTAGE
1100 SUPERIOR AVENUE, SUITE 200
CLEVELAND, OHIO 44114
NATIONAL RECORDING - TEAM 1
Accommodation Recording Per Client Request

True Copy Certification

I, Derrick Bray, 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.

Signature

State of Ohio

County of Cuyahoga

Personally appeared before me, Tiffany E. Dandy, a notary public for this county and state, Derrick Bray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: Dec 16, 2011

Notary' Seal



TIFFANY DANDY
Notary Public, State of Ohio
Cuyahoga County
My Commission Expires
December16, 2011