BILL GARRETT, Davidson County
Trans:T20110081932 DEEDQC
Recvd: 12/28/11 08:47 2 pgs
Fees:12.00 Taxes:0.00
20111228-0101185

THIS INSTRUMENT PREPARED BY:
PHILIP W. DUER, ATTORNEY AT LAW
Cornerstone Square
500 Church Street
Suite 400
Nashville, TN 37219

ADDRESS NEW OWNER	**SEND TAX BILLS TO:**	**MAP-PARCEL NOS.**
JOSHUA CHRISTIAN BABER 3524 Earhart Road Mt. Juliet, TN 37122	Same Address	Map 110 Group 0 Parcel 136

STATE OF TENNESSEE)
COUNTY OF Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ -0- .

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 14th DAY OF December, 2011.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
Jan. 7, 2013

STEPHANIE H. CHATMAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

QUITCLAIM DEED

Pursuant to Paragraph 7 of the Marital Dissolution Agreement, as incorporated in the Final Decree of Divorce, in the case of JANET LIN BABER v. JOSHUA CHRISTIAN BABER, Docket No. 11D-1505 said Decree being entered on the 14th day of December, 2011 in the Fourth Circuit Court for Davidson County, Tennessee, I, JANET LIN BABER, presently unmarried, do hereby transfer, convey, and forever quitclaim to JOSHUA CHRISTIAN BABER, unmarried, his heirs and assigns, any and all interest which I may now or forever have in the following described tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, more particularly described as follows:
Beginning at a point in the center of Earhart Road and Hessey Road, said point being south 529.8 feet from the intersection of the center line of said Earhart Road and Hessey Road, said point also being the southeast corner of the property conveyed to Charles E. Kroh, et ux by deed from Billy D. Hilgadiach, et ux, of record in Book 4010, Page 10, Register's Office for Davidson County, TN; thence south 86 deg. 25' west 968.0 feet to a point; thence

South 4 deg. 15' west 137.6 feet to a point; thence north 86 deg. 25' east 1015.0 feet to a point in the center line of Earhart Road; thence with the center line of Earhart Road, north 16 deg. 22' west 142.0 feet to the point of beginning.

Being the same property conveyed to Michael D. Baber and wife, Tricia C. Baber by deed from Dennie R. Dill and wife, Nancy L. Dill of record in Book 5085, Page 777, Register's Office for Davidson County, Tennessee and further conveyed to Patricia Evans Baber (now Patricia Evans Stinson, one and the same person) by Quitclaim Deed from Patricia Evans Baber and Michael Douglas Baber, and thereafter conveyed by Patricia Evans Stinson, unmarried, to Joshua C. Baber (being one and the same as Joshua Christian Baber) and Michael D. Baber (being one and the same as Michael Douglas Baber) by Warranty Deed in Instrument Number 20001012-0101467, Register's Office for Davidson County, Tennessee.

Patricia Evans Stinson, Patricia Evans Baber, and Tricia C. Baber are one and the same person.

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

This is improved property known as: 3524 Earhart Road, Mt. Juliet, TN 37122

SAID PROPERTY IS CONVEYED SUBJECT TO SUCH LIMITATIONS, RESTRICTIONS AND ENCUMBRANCES AS MAY AFFECT THE PREMISES.

IN WITNESS WHEREOF, I have hereunto set my hand this 14th day of December, 2011

Janet Lin Baber
JANET LIN BABER

STATE OF TENNESSEE)
COUNTY OF Davidson)

PERSONALLY appeared before me, a Notary Public in and for said County and State, JANET LIN BABER, with whom I am personally acquainted, or who provided reasonable and satisfactory identification as to her identity, and who acknowledged that she executed the within instrument for the purposes therein contained. WITNESS my hand, at office, this 14th day of December, 2011.

MY COMMISSION EXPIRES:
Jan. 7, 2013

Stephanie H Chatman
NOTARY PUBLIC

STEPHANIE H. CHATMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.