BILL GARRETT, Davidson County
Trans:T20120006118 DEEDQC
Recvd: 01/26/12 09:44 2 pgs
Fees:12.00 Taxes:0.00
20120126-0007228

**PREPARED BY AND RETURN TO:**
**Bryan D. Spicer**
**Attorney at Law**
**342 Cool Springs Blvd., Suite 202**
**Franklin, TN 37067**

This instrument was drafted from information furnished by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein. The parties have waived performance of a title search, title opinion letter or title insurance by the preparing attorney.

**STATE OF TENNESSEE**
**COUNTY OF WILSON**

**I, or We, hereby swear or affirm that the actual Consideration for this transfer or value of the Property transferred, whichever is greater is $0.00. Which amount is equal to, or greater than, the amount, which the property transferred, would command at a fair voluntary sale.**

LOIS A. BLAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Affiant: Timothy Blake Russell

Subscribed and sworn before me, this the 12th day of January, 2012.

Notary Public: Lois A. Bland

My Commission Expires: 11-3-15

**ADDRESS OF NEW OWNER:**
Scott A. Baker
2996 Melbourne Terrace
Mt Juliet, TN 37122

**SEND TAX BILLS TO:**
Same As New Owner

**MAP/PARCEL:**
062020A07600CO

## QUITCLAIM DEED

For and in consideration of One Dollar (1.00), cash in hand paid, the receipt of which is hereby acknowledged, I, **Timothy Blake Russell, unmarried**, (hereinafter referred to as "**GRANTOR**") do quitclaim and convey all of my undivided right, title and interest to the hereinafter described property to **Scott A. Baker and Patricia Ann Baker, husband and wife,** (hereinafter referred to as "**GRANTEES**") their heirs and assigns, in and to the following described tract of land:

Being Lot No. 63A on the Plan of River Trace Estates, Phase I, Section I, a Planned Unit Development as of record in Book 6250, page 996 and 997, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description therefore.

Being the same property conveyed to Timothy Blake Russell, unmarried by deed from The Secretary of Housing and Urban Development, of Washington, D.C., dated December 1, 2011, of record in Instrument No. 20111220-0099184, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as: 2712 Riverbend Drive
Nashville, TN 37214

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Said property is conveyed subject to such limitations, restrictions, easements and encumbrances as may affect the premises.

IN WITNESS WHEREOF, this document was executed this 12th day of January, 2012.

**Timothy Blake Russell**

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Timothy Blake Russell, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed this instrument for the purposes contained therein.

Witness my hand and official seal at Nashville
(CITY)

Tennessee, this 12th day of January, 2012.

LOIS A. BLAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: 11-3-15