BILL GARRETT, Davidson County
Trans:T20120042174 DEEDQC
Recvd: 06/07/12 13:34 4 pgs
Fees:22.00 Taxes:0.00
20120607-0049871

After Recording Return to:
OLD REPUBLIC
Attn: DOUG CANNON
530 SOUTH MAIN STREET
AKRON, OH 44311
File No. 01-11202834-03T

This document prepared by:

PAUL JUNGERS, ESQ.
8940 MAIN STREET
CLARENCE, NY 14031
716-634-3405

Tax ID No.: 13306016000

QUIT CLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THIS INDENTURE made and entered into on this 24th day of February, 2012, by and between DEBORAH S. BAKER, WHO TOOK TITLE AS DEBORAH S. PIERCE, 311 WHEELER AVENUE, NASHVILLE, TN 37211 hereinafter referred to as Grantor(s) and DEBORAH S. BAKER, AN UNMARRIED WOMAN, 311 WHEELER AVENUE , NASHVILLE, TN 37211, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantors, for and in consideration of the sum of ONE and NO/100 ($1.00) DOLLAR, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, have this day remise, release, quitclaim, grant, sell, and convey to the said Grantee following described real estate located in DAVIDSON County, TENNESSEE:

SEE ATTACHED EXHIBIT "A"

Also known as: 311 WHEELER AVENUE, NASHVILLE, TN 37211
Property Tax ID No.: 13306016000
SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

Prior instrument reference: BOOK 9116, PAGE 820 , Recorded: 10/15/1993

And that said conveyance does not render the grantor insolvent nor is it for the purpose of defrauding any of grantor's creditors.

When Recorded Return To:
Indecomm Global Services
2925 Country Drive
St. Paul, MN 55117
7756481 - Rec 1st

Assessor's parcel No. 13306016000

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this the day and year first above written.

Deborah S Baker who took title as Deborah S Pierce
DEBORAH S. BAKER, WHO TOOK
TITLE AS DEBORAH S. PIERCE

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, Deborah S. Baker, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.
Witness my hand, at offices, the 24th day of February, 2012.

Vivian B Cothron
Notary Public
Commission expires: May 8, 2012

VIVIAN B. COTHRAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES
MAY 8, 2012

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 0 , which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Deborah S Baker, who took title as Deborah S Pence
Affiant

Subscribed and sworn to before me this 24th day of February, 2017

Vivian B. Cothran
Notary Public
Commission Expires May 8, 2017

Name and address for person(s) responsible for taxes:

DEBORAH S. BAKER
311 WHEELER AVENUE
NASHVILLE, TN 37211

Name and address of property owner:

DEBORAH S. BAKER
311 WHEELER AVENUE
NASHVILLE, TN 37211

VIVIAN B. COTHRAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES
MAY 8, 2017

EXHIBIT "A"

SITUATED IN THE TOWN OF NASHVILLE, COUNTY OF DAVIDSON, AND STATE OF TENNESSEE:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOTS NO. 1, 2, AND 3 ON THE MAP OF J.G. GRISSOM'S WHEELER AVENUE ADDITION, NOT OF RECORD, DESCRIBED ACCORDING TO A SURVEY MADE BY BLANCHARD AND PARRISH, SURVEYORS, APRIL 1939, AS FOLLOWS: BEGINNING ON THE SOUTHERLY MARGIN OF WHEELER AVENUE, AT A POINT 188 FEET EAST OF THE EASTERLY MARGIN OF NOLENSVILLE ROAD, BEING THE NORTHEAST CORNER OF THE LOT MARKED "WALLER LOT"; THENCE WITH THE EASTERLY LINE OF THE SAID "WALLER LOT" SOUTHWARDLY 73.9 FEET TO A POST; THENCE SOUTH 31 DEGREES 10 MINUTES EAST 144 FEET TO THE CORNER OF LOTS NOS. 3 AND 4; THENCE WITH THE LINE BETWEEN SAID TWO LOTS NORTHWARDLY 196.4 FEET TO THE SOUTHERLY MARGIN OF WHEELER AVENUE; THENCE WITH SAID AVENUE, WESTWARDLY 76.1 FEET TO THE BEGINNING.

TAX ID NO: 13306016000

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED:

GRANTOR:	MICHAEL WEBB PIERCE, JR.
GRANTEE:	DEBORAH S. PIERCE
DATED:	09/24/1993
RECORDED:	10/15/1993
DOC#/BOOK-PAGE:	9116-820

ADDRESS: 311 WHEELER AVE, NASHVILLE, TN 37211

END OF SCHEDULE A



U02487404

7753 3/2/2012 77564681/1