Davidson County DEEDQC
Recvd: 11/09/12 10:05 4 pgs
Fees:22.00 Taxes:0.00
20121109-0103665

THIS DOCUMENT PREPARED BY:
Ward Ashley Baker
108 Heather Way
Brentwood, TN 37027

AFTER RECORDING RETURN TO:
Madison Settlement Services, LLC
300 Frederick Street
Suite 5
Hanover, PA 17331
File No. MH42534

MH42534

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QUITCLAIM DEED

Parcel:
160 10 0A 006.00

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, Ward Ashley Baker, unmarried, hereinafter referred to as "Grantor", do hereby bargain, sell, remise, release, quit claim and convey unto **Ward Ashley Baker and Jennifer Baker, husband and wife as joint tenants** hereinafter "Grantee", the following real estate, together with all improvements located thereon, lying in the **county of Davidson**, TN, to-wit:

Land in Davidson County, TN, BEING Lot No. 6 on the Plan of Heatherwood, of record in Book 6900, Page 897, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete and accurate description thereof.

THIS DOCUMENT CREATES LEGAL CONSEQUENCES, WHICH SHOULD BE DEFINED, DISCUSSED, AND CONFIRMED WITH COMPETENT LEGAL REPRESENTATION. THERE IS NOT ANY ASSURANCE TO THE USER THAT THIS DOCUMENT WILL ACCOMPLISH A PARTICULAR LEGAL RESULT OR OBJECTIVE WITHOUT THE REVIEW OF ALL CIRCUMSTANCES WHICH REQUIRE ITS' COMPLETION.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by grantors, if any, which are reserved by Grantors.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING ALL OR PART OF THE SAME premises conveyed to Grantor by virtue of a Other from John E. Olson and wife, Carol Pierce Olson, dated December 10, 2008, and recorded December 12, 2008, in the Davidson Recorder of Deeds, Recorded as Instrument Number 20081212011972 8

TO HAVE AND TO HOLD same unto Grantee, and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging. I/we do hereby warrant the title herein conveyed against the lawful claims of all persons claiming the same by, through or under me/us, but not further or otherwise. TM

WITNESS Grantors' hand this 15 day of Feb., 2012.

Ward Ashley Baker

Jennifer Baker

State of: Tennessee

County of: Davidson

On this the 15 day of Feb, 2012, before me, the undersigned officer duly commissioned and qualified, personally appeared **Ward Ashley Baker and Jennifer Baker**, known to be (or satisfactorily proven) to be the person whose name/names is/are subscribed to the within instrument and acknowledged that he/she executed the same as his/her free act and deed.

Notary Public

My Commission expires: 9-14-2014

PRISCILLA S. MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
LAWRENCE COUNTY

State of: Tennessee

County of: Davidson

Person or Agency responsible for taxes:

New Owner
Ward Ashley Baker & Jennifer Baker
108 Heather Way
Brentwood, TN 37027

STATE OF Pennsylvania
COUNTY OF York

I hereby swear or affirm that 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 and voluntary sale.

Affiant – Heidi Griffie

Subscribed and sworn to before me on this the 9 day of November, 2012.

Notary Public
My Commission Expires: Nov 29, 2014

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
April L Deatrick, Notary Public
Hanover Boro, York County
My Commission Expires Nov. 29, 2014

True Copy Certification

I, Heidi Griffie, 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 PA

County of York

Personally appeared before me, [Name of Notary], a notary public for this county and state, [name of person making certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Heidi Griffie / April L Deatrick

Notary's Signature

My Commission Expires: 11.29.14

Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
April L Deatrick, Notary Public
Hanover Boro, York County
My Commission Expires Nov. 29, 2014