BILL GARRETT, Davidson County
Trans:T20130016832 DEEDQC
Recvd: 02/28/13 15:15 2 pgs
Fees:12.00 Taxes:0.00
20130228-0020278

THIS INSTRUMENT WAS PREPARED BY:

Robert J. Turner & Assoc., P.C.
208 Third Avenue North, Suite 100
Nashville, Tennessee 37201

QUITCLAIM DEED

FROM: KEVIN A. BAUGH

Map and Parcel No.:

TO: MONICA L. BAUGH

17602003000

Address New Owner(s) as follows:

Send Tax Bills To:

5032 Trailwater Drive
Antioch, TN 37013

Same

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, MONICA L. BAUGH, after being duly sworn according to law, do make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of a Divorce Decree and Marital Dissolution Agreement in that certain case styled MONICA BAUGH v. KEVIN BAUGH, Docket No. 12D1874, Third Circuit Court of Davidson County, Tennessee and pursuant to a division of marital property and that there was no monetary consideration given for the transfer.

MONICA L. BAUGH

Sworn to and subscribed before me, this 21 day of February, 2013.

NOTARY PUBLIC

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires May 6, 2013

My Commission Expires: 5/6/13

FOR AND IN CONSIDERATION OF the sum of One Dollar ($1.00), and other good and valuable consideration, KEVIN BAUGH, does transfer, quitclaim and convey unto the said MONICA L. BAUGH, her heirs, successors, and assigns, all of his rights, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> BEING Lot No. 252, on the Plan of Peppertree Forest, Section 15, of record in Plat Book 7900, Page 574, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.
> Being the same property conveyed to Ericka L. Todd, unmarried, by deed from Adalberto Cruz and wife, Maria Cruz, of record in Instrument No. 20070807-0093918, said Register's Office.
> This conveyance is subject to call terms and provisions of the Restrictions and By-Laws of record in Book 7982, Page 736, amended in Book 8757, Page 607; Book 9004, Page 514; Book 9036, Page 719; Book 9157, Page 711; Book 9287, Page 698; Book 9455, Page 801; Book 9664, page 162; and Book 8757, Page 623, said Register's Office.
> This conveyance is made subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.
> Being the same property conveyed to Monica L. Baugh and husband, Keith A. Baugh by deed of record from Ericka L. Todd, Register's Office for Davidson County, Tennessee. Keith A. Baugh and Kevin A. Baugh are one in the same as Instrument No. 20081106-0110703 contained a clerical error in the spelling of Kevin A. Baugh's name.

This is improved property known as 5032 Trailwater Drive, Nashville, Davidson County, Tennessee 37013.

The said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said MONICA L. BAUGH, her heirs, successors, and assigns, forever.

Witness my hand this 21st day of ~~November, 2012.~~ February 2013

Kevin Baugh
KEVIN A. BAUGH

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named KEVIN A. BAUGH, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.
Witness my hand and official seal at Nashville, Tennessee, this 21st day of ~~November, 2012.~~ February 2013.

NOTARY PUBLIC

My Commission Expires: 5/6/13

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 6, 2013