THIS INSTRUMENT PREPARED BY:
RALPH Z LEVY, JR
DICKENSON WRIGHT PLLC
424 CHURCH STREET, SUITE 1401
NASHVILLE, TN 37219-2308
615.244.6538

BILL GARRETT, Davidson County
Trans:T20130019909 DEEDQC
Recvd: 03/12/13 09:32 4 pgs
Fees:22.00 Taxes:0.00
20130312-0024311

QUITCLAIM DEED

FROM: ARNOLD T. BAKER, Grantor

TO: ANDREW T. BAKER, Grantee

Name and Address of New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Number
Andrew T. Baker 704 South 12th Street Nashville, Tennessee 37206	Same as Owner	094 01 0 120.00

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is ZERO AND NO/100 DOLLARS ($0.00).

Arnold T. Baker
Affiant

SUBSCRIBED AND SWORN TO before me, this the 23rd day of February, 2013.

PHILLIP L. BYRD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Phillip L Byrd
Notary Public
My Commission Expires: 7-7-2014

FOR AND IN CONSIDERATION OF Ten and no/100 dollars ($10.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, ARNOLD T. BAKER ("Grantor"), does quitclaim, transfer and convey unto ANDREW T. BAKER ("Grantee"), his heirs and assigns, all of Grantor's rights, title and interest in and to a certain tract or parcel of land located in Nashville, Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Land"), together with all buildings, structures and other improvements of any and every nature

located on the Land and all fixtures attached or affixed to the Land or to any such buildings, structures or other improvements (collectively with the Land, the "Property").

The Property is improved property known as 704 South 12th Street, Nashville, Davidson County, Tennessee 37206.

HILDA M. BAKER joins in the execution of this document so as to convey any interest she may have in the subject property as spouse of ARNOLD T. BAKER.

The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the Property.

This instrument has been prepared based on information provided by Grantor and Grantee.

Witness my hand this 23 day of February, 2013.

GRANTOR:

Arnold T. Baker

ARNOLD T. BAKER

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, Phillip L. Byrd, a Notary Public of said County and State, ARNOLD T. BAKER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Office in Nashville, Tennessee, this 23rd day of February, 2013.

PHILLIP L. BYRD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Phillip L. Byrd

Notary Public
My Commission Expires: 7-7-2014

HILDA M. BAKER

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Phillip L. Byrd, a Notary Public of said County and State, HILDA M. BAKER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Office in Nashville, Tennessee, this 23rd day of February, 2013.

PHILLIP L. BYRD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Phillip L. Byrd
Notary Public
My Commission Expires: 7-7-2014

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 14 on the Subdivision of Lot No. 3 of H. H. Hobson's Subdivision, as of record in Book 421, page 78, Register's Office for said County.

Said Lot No. 14 fronts 50.3 feet on the west side of South 12th Street and runs back between lines, 171.2 feet on the south line and 165.6 feet on the north line, to an alley on which it measures 50 feet.

Being the same property conveyed from R. K. Smith and Arch Bishop, Jr. to Arnold T. Baker by Warranty Deed of record in Book 1973, page 80, Register's Office for Davidson County, Tennessee.