QUITCLAIM DEED

JOHN C. LEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF JANUARY, 2014.

Notary Public

MY COMMISSION EXPIRES: 5-2014
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Ave. South
Nashville, TN 37212

BILL GARRETT, Davidson County
Trans:T20140006696 DEEDQC
Recvd: 01/29/14 12:31 2 pgs
Fees:12.00 Taxes:0.00
20140129-0008108

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Garrett Baker	"New Owner"	
(NAME)	(NAME)	
3237 Lakeshore Dr.		
(ADDRESS)	(ADDRESS)	05413003701
Old Hickory, TN 37138		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE (S) AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, I/WE **NICK ALLEN PLUMMER AND WIFE, ASHLEY PLUMMER** HEREINAFTER CALLED THE GRANTOR (S), HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO **GARRETT BAKER**, HEREINAFTER CALLED THE GRANTEE (S), THEIR HEIRS AND ASSIGNS, ALL OF MY RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

NOTE: Nick Allen Plummer and wife, Ashley Plummer are conveying any interest they may have in the property listed below. The following 3 map & parcels (05413003600, 05413003700 & 05413003701) were surveyed at the same time and new legal descriptions were drafted. The following legal description should be used on future Deeds for this parcel.

A TRACT OF LAND IN THE 11th COUNCIL DISTRICT OF METROPOLITAN NASHVILLE, DAVIDSON COUNTY, TENNESSEE. BEING A PORTION OF LOT # 15 AS SHOWN ON THE FINAL PLAT OF SECTION 1 - ON THE PLAN OF LIFE & CASUALTY CO'S SUBDIVISION OF DABBS & ELLIOTT PROPERTY KNOWN AS DUPONTONIA RECORDED IN PLAT BOOK 843, PAGE 56 R.O.D.C., TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD (NEW) SET ON THE EASTERLY RIGHT-OF-WAY LINE OF LAKESHORE DRIVE THAT IS 933 FEET MORE OR LESS NORTH OF THE NORTHERLY RIGHT-OF-WAY LINE OF OLD HICKORY BOULEVARD. SAID IRON ROD BEING THE NORTHEASTERLY PROPERTY CORNER OF A TRACT OF LAND AS DEEDED TO HADI AL-HAJJAJ, ET UX AS OF RECORD IN INSTRUMENT # 2007102-0129568 R.O.D.C., TENNESSEE. THENCE,

1. WITH SAID EASTERLY RIGHT-OF-WAY LINE, NORTHEASTWARDLY, WITH A 687.22-FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 98.00 FEET TO AN IRON ROD (NEW). SAID CURVE HAS A CHORD BEARING AND DISTANCE OF NORTH 68 DEGREES 08 MINUTES 41 SECONDS EAST, 97.92 FEET; THENCE,

2. LEAVING SAID RIGHT-OF-WAY LINE, WITH THE SOUTHERLY PROPERTY LINE OF PARCEL (37), SOUTH 38 DEGREES 49 MINUTES 07 SECONDS EAST 113.00 FEET TO AN IRON ROD (OLD); THENCE,

3. SOUTH 48 DEGREES 58 MINUTES 34 SECONDS WEST 15.94 FEET TO AN IRON ROD (OLD); THENCE,

4. SOUTH 41 DEGREES 05 MINUTES 54 SECONDS EAST 35.92 FEET TO AN IRON ROD (OLD); THENCE,

5. SOUTH 16 DEGREES 26 MINUTES 37 SECONDS WEST 10.07 FEET TO AN IRON ROD (NEW); THENCE,

6. SOUTH 44 DEGREES 41 MINUTES 36 SECONDS EAST 150.00 FEET TO AN IRON ROD (NEW); THENCE,

7. SOUTH 44 DEGREES 37 MINUTES 19 SECONDS WEST 21.00 FEET TO AN IRON ROD (OLD) IN THE NORTHERLY PROPERTY LINE OF THE AFORESAID HADI AL-HAJJAJ, ET UX TRACT; THENCE,

8. WITH SAID NORTHELY PROPERTY LINE, NORTH 49 DEGREES 50 MINUTES 13 SECONDS WEST 341.74 FEET TO THE POINT OF BEGINNING AND CONTAINING 16,046 SQUARE FEET OR 0.37 ACRES MORE OR LESS AS CALCULATED BY THE ABOVE BEARINGS AND DISTANCES.

BEING A PORTION OF THE SAME PROPERTY AS DEEDED TO GARRETT BAKER BY WARRANTY DEED FROM LINDA FAYE RUSS. et al AS OF RECORD IN INSTRUMENT # 20060426-0047600 R.O.D.C., TN.

THIS INSTRUMENT WAS PREPARED WITH INFORMATION SUPPLIED BY THE GRANTEES &/OR GRANTORS. NO TITLE EXAMINATION WAS PERFORMED TO VALIDATE THE ACCURACY OF TITLE. THEREFORE THE PREPARER DOES NOT ACCEPT LIABILITY FOR THIS INSTRUMENT.

This is
( ) **unimproved**
(X) **improved**
property known as 3237 Lakeshore Dr., Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my/our hand (s) this the 25 day of **January, 2014.**

Nick Allen Plummer

Ashley Plummer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Nick Allen Plummer and Ashley Plummer** 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/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27 day of January, 2014.

Notary Public

My Commission Expires:

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Ave. South
Nashville, TN 37212