QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20140029385 DEEDQC
Recvd: 04/30/14 10:43 2 pgs
Fees:12.00 Taxes:0.00
20140430-0036201

JOHN GLEAVES
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 23 DAY OF April, 2014.

Notary Public

MY COMMISSION EXPIRES: 3-6-18
(AFFIX SEAL)

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Gary C. Baker	"New Owner"	
(NAME)	(NAME)	
1114 Sharpe Ave.		08309026200
(ADDRESS)	(ADDRESS)	&
Nashville, TN 37206		08309048200
(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 **GARY D. BAKER AND LAURA B. BAKER, HUSBAND AND WIFE** HEREINAFTER CALLED THE GRANTOR (S), HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO **GARY C. BAKER, UNMARRIED** 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:

TRACT 1: 1309 HOLLY ST., NASHVILLE, TN 37206 (M&P NO. 08309026200)

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 1, EAST EDGEFIELD ADD. PRIEST'S SUBDIVISION, RESUBDIVISION OF LOTS 11, 12, 13 AND 14, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 5190, PAGE 380, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO GARY D. BAKER AND LAURA B. BAKER, HUSBAND AND WIFE BY DEED FROM G&M PROPERTIES, LLC OF RECORD IN DOCUMENT NUMBER 20100805-0061558, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

TRACT 2: 1317 HOLLY ST., NASHVILLE, TN 37206 (M&P NO. 08309048200)

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 2 ON THE PLAN OF RESUBDIVISION OF LOTS 11, 12, 13 AND 14 EAST EDGEFIELD ADD., PRIESTS SUBDIVISION, OF RECORD IN BOOK 5190, PAGE 380, REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT NO. 2, WHICH IS A CORNER LOT, FRONTS 59.67 FEET ON THE NORTHERLY MARGIN OF HOLLY STREET AND FRONTS 84.07 FEET ON THE WESTERLY MARGIN OF SOUTH FOURTEENTH STREET, SAID FRONTAGES BEING JOINED BY A CURVE HAVING A LENGTH OF 39.10 FEET AND EXTENDS BACK 84.07 FEET ON THE NORTHERLY LINE AND 108.90 FEET ON THE WESTERLY LINE TO A POINT OF INTERSECTION.

BEING THE SAME PROPERTY CONVEYED TO GARY D. BAKER AND LAURA BAKER, HUSBAND AND WIFE BY DEED FROM G & M PROPERTIES, LLC OF RECORD IN DOCUMENT NUMBER 20090818-0077704, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is
( ) **unimproved**
(X) **improved**
property known as **1309 Holly Street, Nashville, TN 37206 (Tract 1)**
1317 Holly Street, Nashville, TN 37206 (Tract 2)
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my/our hand (s) this the 23 day of April, 2014.

Gary D. Baker

Laura B. Baker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Gary C. Baker and Laura B. 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/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23 day of April, 2014.

Notary Public

My Commission Expires: 3-6-18

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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