**Prepared By and Return To:**
Foundation Title & Escrow Series, LLC
2742 N. Mt. Juliet Road
Mt. Juliet, TN 37122

State of Tennessee
County of Wilson

The actual consideration of true value whichever is greater is **$0.00**

Affiant

BILL GARRETT, Davidson County
Trans:T20140051750 DEEDQC
Recvd: 07/18/14 08:50 2 pgs
Fees:12.00 Taxes:0.00
20140718-0063643

JULIA A. HIRT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

**Subscribed and sworn to before me, this 10 day of July, 2014.**

Notary Public
My Commission Expires: 10.5.2015

# QUIT CLAIM DEED

| **OWNER** | **SEND TAX BILLS TO:** | **MAP & PARCEL** |
|---|---|---|
| Scott Baker | Scott Baker | 052130B39600 |
| 2296 Melbourne Terrace | 2996 Melbourne Terrace | |
| Mt. Juliet, TN 37122 | Mt. Juliet, TN 37122 | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMES GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDEGED, I, **Scott Baker,** HEREINAFTER CALLED THE GRANTOR, DOES HEREBY QUIT CLAIM, TRANSFER AND CONVEY ALL THEIR RIGHT, TITLE AND INTEREST UNTO **David A. Libardi and Patricia M. Libardi, Trustees of the Libardi Family Revocable Trust, dated May 22, 2012,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 11, on the Plan of River Glen, Phase 6, of record in Instrument Number 20050502-0062805 and part of the Horizontal property regime of River Glen, a Horizontal Property Regime Created under a Master Deed and By-Laws of record in Book 7566, page 571, Register's Office for Davidson County, Tennessee, to which River Glen, Phase 6 is submitted by Declaration of Submission of record as Instrument Number 20050713-0081132, Register's Office of Davidson County, Tennessee. This conveyance is subject to all restrictions, easements, setback lines, and encumbrances of record in the Register's Office for the aforesaid county.

Being the same property conveyed to Scott Baker, by quitclaim deed from US Bank, National Association, as Successor Trustee to Bank of America, N.A. as Successor by Merger to LaSalle Bank, NA as Trustee for the Certificateholders of the MLMI Trustee, Mortgage Loan Asset-Backed Certificates, Series 2006-RM4 by Substitute Trustees Deed dated November 12, 2013, and filed of record on June 10, 20114 in Instrument No. 20140610-0050433, Register's Office for Davidson County, Tennessee.

This is **Improved** property known as 3176 Penn Meade Way, Nashville, TN 37214

**Witness my hand this** 8th **day of** July **, 2014.**

Scott Baker

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, **Scott 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 foregoing instrument for the purposes therein contained as his free act and deed.

**Witness my hand and official seal this the** 8 **day of** July **, 2014.**

Notary Public
My Commission Expires: 11/05/2014

(Seal)

CHARITY A. STEPHENS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

****This instrument was prepared by information provided by the parties****