BILL GARRETT, Davidson County
Trans:T20140074543 DEEDQC
Recvd: 10/03/14 08:45 2 pgs
Fees:12.00 Taxes:0.00

20141003-0091426

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

CRT File No. 14081787

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is: $-0-.

Affiant

Subscribed and sworn to before me, this 24th day of September, 2014.

Notary Public

My Commission Expires: 02/24/15

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jeffrey Scott Baker and Dawn Baker 2310 Elliott Avenue #806 Nashville, TN 37204	New Owner	105140C80600CO

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Jeffrey Scott Baker** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to Jeffrey Scott Baker and Dawn Baker, Husband and Wife, their heirs and assigns, all of her rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. 806 of The Park at Melrose Condominiums, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing The Park at Melrose Condominiums of record in Instrument Number 20070917-0110745, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "E" to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Master Deed.

Being the same property conveyed to Jeffrey Scott Baker, single man by deed from Hillview Village Partners, a Tennessee general partnership of record in Instrument No. 20091125-0108286 Register's Office for Davidson County, Tennessee, dated November 23, 2009 and recorded on November 25, 2009.

This is improved property known as 2310 Elliott Ave. #806, Nashville, TN 37204.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26th day of, September, 2014.

Jeffrey Scott Baker

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Jeffery Scott Baker, the 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 official seal at office, this 26th day of September, 2014.

Notary Public

My Commission Expires: _____

JANET ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 25, 2018