QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20150001301 DEEDQC
Recvd: 01/07/15 08:42 2 pgs
Fees:12.00 Taxes:0.00

20150107-0001553

STATE OF TENNESSEE
COUNTY OF _____

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1.00.

_____ Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 5 DAY OF DECEMBER 2014. 2015

_____ Notary Public

COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Foundation Title & Escrow, 2742 N. Mt. Juliet Rd. , Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NO(S).:
David A. Libardi and Patricia M. Libardi, Trustees of The Libardi Family Trust	David A. Libardi and Patricia M. Libardi, Trustees of The Libardi Family Trust	063 16 0A 025.00
(Name) 114 Glass Springs Drive Franklin, TN 37064	114 Glass Springs Dr. Franklin, TN 37064	
(Address)		

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned, **Scott Baker, married**, hereinafter referred to as Grantor(s), hereby quitclaim to **David A. Libardi and Patricia M. Libardi, Trustees of The Libardi Family Trust dated May 22, 2012,** their heirs and assigns forever, all of his right, title and interest in the following described real estate, situated in Davidson County, State of Tennessee, to wit

All that certain lot or parcel of land situate in the County of Davidson, State of Tennessee, and being more particularly described as follows:

Being Lot Number 171 on the Plan of Hampton Park (formerly Chitwood Downs, a Planned Unit Development), as shown of record in Plat Book 6900, Page 550, 551 and 552 and Certificated of Correction in Book 7462, Page 445, and Amendment to Change Name in Book 8181, Page 112, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Said property conveyed to Scott Baker, married, by Deed dated July 16, 2014, from the Secretary of Veterans Affairs, an Officer of the United States of America, and filed of record in Instrument No. 20140725-0066387, said Register's Office.

SAID PROPERTY IS INVESTMENT PROPERTY, AND WAS NEVER THE PRIMARY RESIDENCE OF THE GRANTOR.

This is improved property known as 677 Granwood Drive, Old Hickory, Tennessee 37138.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, the said Scott Baker has hereunto set his signature, on this the 9th day of December 2014.

Scott Baker

STATE OF Tennessee

County of Wilson

I, the undersigned notary public, do hereby certify that Scott Baker (known to me or proved to me on the basis of satisfactory identification) personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 9th of December 2014.

Notary Public

My Commission Expires: Sept. 6, 2017

JACQUELINE A. O'NEILL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY