Four Star Title, LLC
2508 N. Mt. Juliet Road
Mt. Juliet, TN 37122

This Instrument Prepared By and Return To:

Return To: 14-0543
Four Star Title, LLC
2508 N. Mt. Juliet Road
Mt. Juliet, TN 37122

QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans: T20150001478 DEEDQC
Recvd: 01/07/15 12:34 2 pgs
Fees: 12.00 Taxes: 0.00
20150107-0001753

NEW OWNER:	**SEND TAX BILLS TO:**	**MAP/PARCEL**
Jason A. Baker	Community Mtg. LLC,	07115019900
Rachel L. Baker	DBA Community Mtg. Advisors	
1320 Stainback Ave	19045 E. Valley View Pkwy., Ste F	
Nashville, TN 37207	Independence, MO 64055	

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid by GRANTEE, the receipt of which is hereby acknowledged, Jason A. Baker, a married man, hereinafter called the GRANTOR, does hereby quitclaim and convey unto Jason A. Baker and wife, Rachel L. Baker, hereinafter called the GRANTEE, all right, title and interest, if any they may have, in the said property listed below:

Land in Davidson County, Tennessee, being Lots Nos. 138 and 139 on the plan of The Highland Land Company's Subdivision, a plat of which is of record in Plat Book 421, Page 14, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Jason A. Baker, a married man, by Warranty Deed from Marcia L. Turntine NKA Marcia L. Coleman and husband, Chester Coleman recorded August 17, 2012 in Instrument Number 20120817-0073966, Register's Office for Davidson County, Tennessee; and further conveyed to Houston Turntine and wife, Marcia L. Turntine by Warranty Deed from Jeffrey L. Hale and wife, Mary L. Hale and Howard L. Caughron and wife, Maugerite K. Coughron recorded August 4, 1988 in Book 7619, Page 762, Register's Office for Davidson County, Tennessee.

This is improved property located at 1320 Stainback Ave., Nashville, TN 37207.

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

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, the GRANTOR has hereunder set his/her/their hand(s) this 16TH day of DECEMBER, 2014

Jason A. Baker

Rachel L. Baker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary in and for said County and State, personally appeared the within named **Jason A. Baker and Rachel L. Baker**, to me personally known, or proved on the basis of satisfactory evidence, and is the one described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and official seal this 16TH day of DECEMBER, 2014.

NOTARY

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 2/6/18

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me, this 16TH day of DECEMBER, 2014.

NOTARY PUBLIC

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 2/6/18