THIS INSTRUMENT PREPARED BY:
Timothy L. Takacs, Attorney
P.O. Box 364
Hendersonville, TN 37077-0364

From information furnished by the parties.

| **Address New Owners** | **Send Tax Bills To** | **Parcel Id.** |
|---|---|---|
| Marc Baird, Trustee<br>2515 Westwood Ave.<br>Nashville, TN 37212 | Same | 104 15 0 382.00 |

## Quitclaim Deed to Trustee

Grantor: William C. Baird, Jr. (unmarried)
Grantee: Marc Baird, Trustee under the Irrevocable Trust Agreement of William C. Baird, Jr., dated March 25, 2015

That for the consideration hereafter expressed, Grantor does hereby quitclaim and convey unto Grantee all of Grantor's right, title, and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described as follows:

LAND in Davidson County, Tennessee, being the easterly 51 feet of Lot No. 43 on the Plan of Belair, as of record in Book 332, Page 6, Register's Office for Davidson County, Tennessee.

SAID part of said Lot No. 43 fronts 51 feet on the southerly margin of Westwood Avenue and runs back 192 feet between parallel lines to a dead line.

Being the same property conveyed to William C. Baird, Jr. and wife, Christine E. Baird, by deed from W. Blaine Hayes, unmarried, Madlyn Keever Hayes and husband, Wendell H. Hayes, of record in Book 8266, Page 635, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 2515 Westwood Avenue, Nashville, TN 37212.

William C. Baird, Jr. and Christine E. Baird were married in Nashville, Tennessee on May 18, 1964. At the time of their marriage, neither was a party to any other marriage; their marriage continued uninterrupted until the death of Christine E. Baird in Nashville, Tennessee on March 17, 2010; and William C. Baird, Jr., conveys as surviving tenant by the entirety.

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

William C Baird by MTB by AIF
William C. Baird, Jr. by Marc T. Baird as Attorney in Fact,
Grantor

BILL GARRETT, Davidson County
Trans:T20150050853 DEEDQC
Recvd: 06/25/15 09:18 2 pgs
Fees:12.00 Taxes:0.00
20150625-0060944

State of Tennessee
County of Sumner

On June 23, 2015, personally appeared before me Marc T. Baird, with whom I am personally acquainted or who proved to me on satisfactory evidence to be the person who executed the foregoing instrument as attorney-in-fact for William C. Baird, Jr., and who acknowledged that he executed the same as attorney-in-fact for William C. Baird, Jr.

April Guidry
Notary Public

My commission expires: 05/22/2017

APRIL R. GUIDRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

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State of Tennessee
County of Sumner

The actual consideration for this transfer or the value of the property transferred (whichever is greater) is $0.

Marc Baird, Trustee,
Grantee

Sworn to and subscribed before me on June 23, 2015, 2015.

April Guidry
Notary Public

My commission expires: 05/22/2017

APRIL R. GUIDRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY