BILL GARRETT, Davidson County
Trans:T20150075446 DEEDQC
Recvd: 09/03/15 14:43 3 pgs
Fees:17.00 Taxes:0.00
20150903-0090090

This Instrument Prepared By:

John M. McDonald
Evans, Jones & Reynolds, P.C.
710 SunTrust Plaza
401 Commerce Street
Nashville, TN 37219

QUITCLAIM DEED

Address of New Owner:	Send Tax Bill To:	Property ID No.:
Gerald E. Baker, Trustee 413 Dhalia Drive Brentwood, TN 37027	Gerald E. Baker, Trustee 413 Dhalia Drive Brentwood, TN 37027	Map 43-13, Parcel 208 Map 43-13, Parcel 196 Map 127, Parcel 120

This instrument prepared from information supplied by the parties, for which preparer assumes no responsibility. Preparer of this instrument makes no representations as to the title of the property described herein.

FOR AND IN CONSIDERATION of One and No/100 Dollar ($1.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Gerald E. Baker (a/k/a Jerry Baker)** and **Wendy Lyn Baker**, Grantors, by these presents do hereby quitclaim and convey unto **Gerald E. Baker** and **Wendy Lyn Baker, Trustees of The 2015 Wendy and Jerry Baker Revocable Trust, Dtd. the 31st day of August, 2015**, Grantees, any and all of their right, title and interest in and to certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

PARCEL ONE:

Land in Davidson County, Tennessee, being Lot No. 15 of Block G on the Map of Forest Park Subdivision, as of record in Book 843, Page 44, Register's Office for Davidson County, Tennessee.

Said Lot No. 15 fronts together 100 feet on the Northerly side of Elm Street and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Gerald E. Baker, by Warranty Deed dated June 13, 2007, from Jerry Dawson, unmarried, of record in Instrument No. 2007015-0071875, Register's Office for Davidson County, Tennessee.

PARCEL TWO:

Land in Davidson County, Tennessee, being Lot No. 7 of Block "G" of the Map of Forest Park Subdivision at Madison, as of record in Book 843, Page 44, Register's Office for Davidson County, Tennessee.

Said Lot No. 7 fronts 51.4 feet on the Southerly side of Maple Street and runs back between lines 235 feet on the Westerly line and 245 feet on the Easterly line to a dead line, measuring 50 feet thereon.

Being the same property conveyed to Jerry Baker, by Warranty Deed dated February 15, 2008, from Jerry Mack Hargis Family Limited Partnership, a Tennessee Limited Partnership, of record in Instrument No. 20080219-0015819, Register's Office for Davidson County, Tennessee.

PARCEL THREE:

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of John Cunningham Estates, Section I, of record in Book 4470, page 160, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Jerry Baker and Wendy Baker, husband and wife, by Warranty Deed dated November 29, 2006, from Mark B. Sagers and wife, Courtney Marie Sagers, of record in Instrument No. 20061207-0151489, Register's Office for Davidson County, Tennessee.

This is a conveyance of improved real property known as 313 Elm Street, Madison, Tennessee 37115, 326 Maple Street, Madison, Tennessee 37115, and 8511 Newsom Station Road, Nashville, Tennessee 37221 respectively.

This conveyance is made subject to all matters of record with the Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF we have hereunto set our hand and seal on this 31 day of August, 2015.

Gerald E. Baker

Wendy Lyn Baker

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Gerald E. Baker** and **Wendy Lyn Baker** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained therein.

Witness my hand, at office, this 31st day of August, 2015.

Notary Public

SUSAN N. JOYNT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: March 10, 2019

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or true value of this transfer is $0.00.

Gerald E. Baker

Subscribed and sworn to before me, this 31st day of August, 2015.

Notary Public

SUSAN N. JOYNT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: March 10, 2019