This Instrument Prepared By:
BROKERS ESCROW SERVICES, INC.
200 Nashboro Blvd., PO Box 17116
Nashville, Tennessee 37217
(615) 885-0223

Davidson County DEEDQC
Recvd: 09/08/15 14:04 2 pgs
Fees:12.00 Taxes:0.00
20150908-0091173

Send Tax Bill To:
Address New Owner:
Gerald Ezell Baker, Wendy Lyn Baker, Trustee
of the 2015 Wendy and Jerry Baker Revocable Trust
413 Dahlia Drive
Brentwood, TN 37027

Parcel ID: 14202018100

QUITCLAIM DEED

PREPARED BY INFORMATION PROVIDED BY THE PARTIES HERETO WITHOUT BENEFIT OF A TITLE EXAMINATION.

FOR AND IN CONSIDERATION of no monetary consideration, **Jerry Baker and Wendy Baker, husband and wife** hereinafter called the "Grantors", bargained and sold , and by these presents, transfer and convey all right, title and interest that they may have in and to the following described real property unto **Gerald Ezell Baker, Wendy Lyn Baker, Trustee of the 2015 Wendy and Jerry Baker Revocable Trust**, with full power to convey, encumber, or borrow, hereinafter called the "GRANTEE", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 232 on the Plan of Cross Timbers, Section 4, of record in Book 4175, page 54, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jerry Baker and Wendy Baker, husband and wife , by deed from Keith Murray and wife, Susan Rodgers dated July 3, 2015, of record in Instrument no. 20150710-0067402, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2015 and subsequent years.

This is improved property known as 212 Cross Timbers Dr., Nashville, Tennessee 37221.

GRANTOR makes no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on, under or within the property. Grantor makes no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, including improvements located thereon, including, without limitation, the habitability, condition or fitness thereof for any particular use or purpose. Grantee agrees that the property conveyed hereby, including improvements located thereon, is conveyed by Grantor and accepted by Grantee in an "as is, where is" and "with all faults" condition.

THIS conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereon, and to any easements apparent from an inspection of said property.

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

WITNESS hand this the 4 day of September, 2015 .

Jerry Baker

Wendy Baker

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, Jerry Baker and Wendy Baker, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Deed for the purposes therein contained.

WITNESS my hand and official seal this 4 day of September, 2015 .

NOTARY PUBLIC
MyCommissionExpires:
June 25, 2019

REBECCA R. WAYNICK
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TENN

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me on this 4 day of September, 2015 .

NOTARY PUBLIC
My Commission Expires:
June 25, 2019

REBECCA R. WAYNICK
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TENN

CERTIFICATION
I do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Christie J Farnam

STATE OF TENNESSEE
COUNTY OF Wilson
On this 8th day of Sept., 2015, personally appeared before me, a notary public for this county and state, Christie Farnam who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

LORI RUTGERSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Comm. Expires June 1, 2016