This Instrument Prepared By:
Sherrard & Roe PLC (MGK)
150 3rd Ave. South, Suite 1100
Nashville, TN 37201

BILL GARRETT, Davidson County
Trans:T20150094521 DEEDQC
Recvd: 11/05/15 14:04 4 pgs
Fees:22.00 Taxes:0.00
20151105-0112936

QUITCLAIM DEED

Address New Owners:	Send Tax Bills To:	Map/Parcel Number:
Emily Kennedy Baker Family Trust Carter Greenlaw Baker, Co-Trustee Elizabeth Faye Davis, Co-Trustee 3708 Richland Avenue Nashville, TN 37205	Emily Kennedy Baker Family Trust Carter Baker, Co-Trustee 3708 Richland Avenue Nashville, TN 37205	104 09 0 064.00

WHEREAS, Emily Kennedy Baker (the "Decedent"), Grantor and Trustee of the Emily Kennedy Baker Trust dated July 7, 2007 (the "Revocable Trust"), died on January 29, 2015; and

WHEREAS, pursuant to the terms of the Revocable Trust, Carter Greenlaw Baker and Truxton Trust Company succeeded the Decedent as Co-Trustees of the Revocable Trust upon the Decedent's death; and

WHEREAS, pursuant to that certain Resignation of Trustee, Release of Trustee and Acceptance of Trustee Agreement dated July 2015, Truxton Trust Company resigned as Co-Trustee of the Revocable Trust and Elizabeth Faye Davis was appointed as successor Co-Trustee to serve with Carter Greenlaw Baker as Co-Trustees of the Revocable Trust (Carter Greenlaw Baker and Elizabeth Faye Davis collectively referred to hereafter as the "Co-Trustees") upon the Decedent's death; and

WHEREAS, the Co-Trustees desire to convey all of the Co-Trustees' right, title and interest, in and to certain real property located in Davidson County, Tennessee, in accordance with the terms of the Revocable Trust.

NOW THEREFORE, FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, Carter Greenlaw Baker and Elizabeth Faye Davis, as Co-Trustees of the Emily Kennedy Baker Trust dated July 7, 2007 (hereinafter referred to as the "Grantors"), do hereby quitclaim, transfer and convey all of the Revocable Trust's right, title and interest in and to certain real property located in Davidson County, Tennessee, described on **Exhibit A** attached hereto and incorporated herein by this reference (the "Property"), to Carter Greenlaw Baker and Elizabeth Faye Davis, and their successors in trust, as Co-Trustees of the Emily Kennedy Baker Family Trust (the "Grantee"), in fee simple.

Co-Trustees shall have full authority and discretion to convey, improve, lease, encumber, or in any other manner deal with and administer the Property, without the approval of any court, the joinder of any beneficiary, or the disclosure of the identity of any beneficiary of the Trust.

This Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property.

This is improved property known as 3708 Richland Avenue, Nashville, Tennessee 37205.

IN WITNESS WHEREOF, the Grantors have executed this instrument this 12th day of October 2015.

EMILY KENNEDY BAKER REVOCABLE TRUST
DATED JULY 7, 2007, AS AMENDED

Carter Greenlaw Baker

Carter Greenlaw Baker, Co-Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, Carter Greenlaw Baker, who upon oath acknowledged that he is the Co-Trustee of the Emily Kennedy Baker Trust dated July 7, 2007, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who further acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 12th day of October, 2015.

Jamie M. Young

Notary Public

My Commission Expires: 1/9/18

(Remainder of page intentionally left blank.)

JAMIE M. YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires January 9, 2018

EMILY KENNEDY BAKER REVOCABLE TRUST
DATED JULY 7, 2007, AS AMENDED

Elizabeth Faye Davis, Co-Trustee

STATE OF Georgia)
)
COUNTY OF Walton)

Personally appeared before me, a Notary Public in and for said State and County, Elizabeth Faye Davis, who upon oath acknowledged that she is the Co-Trustee of the Emily Kennedy Baker Trust dated July 7, 2007, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who further acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Loganville, Georgia, this 12 day of October, 2015.

Notary Public

My Commission Expires: 7-11-2016

Loretta Cole
Notary Public
Walton County, GA
My Commission Expires July 11, 2016

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

This transfer is exempt from taxation pursuant to T.C.A. § 67-4-409(a)(3)(G).

Affiant

Subscribed and sworn to before me this 26 day of October, 2015.

Notary Public

My Commission Expires: 1/9/18

JAMIE M. YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires January 9, 2018

EXHIBIT A

Land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 163 Block 8 on the Plan of Richland Realty Co.'s Division "A", as of record in Book 161, page 151, Register's Office for said County.

Said Plan shows said property divided into blocks but not into lots, but according to an unregistered copy of a survey thereof, said Lot No. 163 fronts 50 feet on the north side of Richland Avenue and runs back between parallel lines, 192.5 feet to an alley.

This is improved property known as 3708 Richland Avenue, Nashville, Tennessee 37205.

Being the same property conveyed to Carter Greenlaw Baker and Elizabeth Faye Davis, Co-Trustees, and their successors in trust, of the Emily Kennedy Baker Trust dated July 7, 2007, by Executor's Deed from Emily Kennedy Baker Estate, Carter Greenlaw Baker, Executor, of record in Instrument 20151105-0112935, Register's Office of Davidson County, Tennessee.