BILL GARRETT, Davidson County
Trans:T20160009839 DEEDQC
Recvd: 02/04/16 15:56 3 pgs
Fees:17.00 Taxes:0.00
20160204-0011129

This Instrument Prepared by:
BARBARA J. MOSS
Elder Law of Nashville PLC
4525 Harding Pike, Suite 200
Nashville, TN 37205

From information furnished by the parties

The actual consideration or value whichever is greater for this transfer is NO MONETARY CONSIDERATION.

John W. Baker

John W. Baker, Affiant

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me
This 14 day of January, 2016.

Lane Owens White

NOTARY PUBLIC

My Commission Expires ~~July 2,~~ Sep 10 2018

The actual consideration or value whichever is greater for this transfer is NO MONETARY CONSIDERATION

Margaret Baker

Margaret B. Baker, Affiant

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me
This 14 day of January, 2016.

Lane Owens White

NOTARY PUBLIC

My Commission Expires ~~July 2,~~ Sep 10 2018

QUITCLAIM DEED

ADDRESS OF NEW OWNERS:
Baker Family Irrevocable Trust
1237 General George Patton Road
Nashville, TN 37221

SEND TAX BILLS TO:
Baker Family Irrevocable Trust
c/o Johnna L. Baker, Trustee
1520 Brentwood Pointe
Franklin, TN 37067

MAP & PARCEL NO.
Map 142-03-0-A
Parcel 401.00

FOR NO MONETARY CONSIDERATION, We, John W. Baker and Margaret B. Baker, by these presents do hereby quitclaim and convey unto **Johnna L. Baker and Gay Baker Hall, trustees of the Baker Family Irrevocable Trust dated December 21, 2015**, and any amendments thereto, all our right, title and interest in and to the following described tract of land:

LAND located in Davidson County, Tennessee, Unit 401 in Deer Lake Retirement Community, a horizontal property regime, as shown on the Plat of Deer Lake Retirement Community recorded in Book 5050, Pages 28 and 29. And as amended in Book 5050, Pages 62 and 63, and in Book 5589, Page 949, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 5097, Pages 529 through 539 and in Bylaws of Deer Lake Retirement Association, Inc., of record in Book 7556, Page 354 in the Register's Office of Davidson County, Tennessee to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartment owners and tenants of Deer Lake Retirement Community contained in the aforesaid master Deed and Bylaws are incorporated in the deed by reference and made a part hereof the same as though copied herein verbatim.

SUBJECT TO all of the covenants, terms, provisions and conditions set forth in the aforesaid documents including but not limited to the obligation to pay monthly assessments for the maintenance and operation of Deer Lake Retirement Community in accordance with the Master Deed and Bylaws; and

SUBJECT TO restrictions on the right to transfer ownership of the above described apartment unit or to lease said unit as set out in the Master Deed and Bylaws.

BEING the same property conveyed to John W. Baker and Wife, Margaret B. Baker by Quitclaim Deed from John W. Baker by deed of record, Instrument 20121102-0101088.

This improved property known as 401 Deer Lake Drive, Nashville, TN 37221.

Witness my hand this 14 day of January, 2016.

John W. Baker

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John W. Baker , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 14 day of January, 2016.

LANE OWENS WHITE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: ~~July 2,~~ Sep 10 2018

Witness my hand this 14 day of January, 2016.

Margaret B. Baker

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Margaret B. Baker , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 14 day of January, 2016.

LANE OWENS WHITE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: ~~July 2,~~ Sep 10 2018