This Instrument Prepared by:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
8119 Isabella Lane, Ste. 104
Brentwood, TN 37027
#150440

BILL GARRETT, Davidson County
Trans:T20160012469 DEEDQC
Recvd: 02/16/16 11:16 2 pgs
Fees:12.00 Taxes:0.00
20160216-0014285

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Affiant

LYNN BROWN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Subscribed and sworn to before me this 12th day of January, 2016.

Notary Public

Address New Owners as Follows:	Send Tax Bills To:	Map-Parcel No.
Tyler Wayne Baldridge 308 Conifer Place Nashville, TN 37214	New Owner	109-01-0-012.00 109-01-0-035.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Lloyd W. Baldridge, Jr. and wife, Pamela D. Baldridge,** have bargained and sold and do hereby quitclaim, transfer and convey **a one-third (1/3) undivided interest** in the hereinafter described property to **Tyler Wayne Baldridge, unmarried,** his heirs and assigns, forever, being that property located and situated in **Davidson** County, Tennessee, and more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 95 on the Plan of Section Two, Larchwood of record in Plat Book 5200, Pages 207 and 208, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. Also being conveyed is a certain tract or parcel of land in Davidson County, Tennessee, described as follows to wit:

Beginning at an old U.S. Army Corp of Engineers survey monument located in the Easterly boundary line of Larchwood-Section 2, as Resubdivided in Book 5200, Page 207, Register's Office for Davidson County, Tennessee; said monument also being a point in the common property line between Lots No. 94 and No. 95 of said Subdivision; thence along the Southerly property line of Lot No. 95, North 46 degrees 14' East, 159.47 feet to an old U.S. Army Corp of Engineers survey monument; thence leaving the said Lot No. 95 and along a new line South 25 degrees 44' 39" West 170.89 feet to an old U.S. Army Corp of Engineers survey monument; said monument also being the most Southeast corner of said Lot No. 94; thence with the Northerly, property line of Lot No. 94 North 43 degrees 11' West 59.82 feet to the point beginning.

Being the same property conveyed to Gloria Anne Graves Gregory by Quitclaim deed from Leland H. Gregory, III of record in Instrument No. 20120921-0086151, Register's Office for Davidson County, Tennessee, dated July 27, 2012 and recorded on September 21, 2012, as

corrected by Scrivener' s Affidavit recorded on October 06, 2014, in Instrument No. 20141006-0092315, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Lloyd W. Baldridge, Jr., and wife, Pamela D. Baldridge by Warranty deed from Gloria Anne Graves Gregory, unmarried of record in Instrument No. 20150717-0069982 Register's Office for Davidson County, Tennessee, dated July 15, 2015 and recorded on July 17, 2015.

Property known as **308 Confier Place, Nashville, TN 37214.**

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record and all matters as shown on the plan of record, all in the Register's office for **Davidson** County, Tennessee.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purposes thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, We have hereunto set our hands and signatures on this

12th day of January, 2016.

● Lloyd W. Baldridge, Jr.

Pamela D. Baldridge

● Pamela D. Baldridge

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON) :ss Rutherford

On this 12th day of January, 2016 before me, the undersigned, personally appeared **Lloyd W. Baldridge, Jr. and Pamela D. Baldridge,** to me known to be the persons described in and who executed the foregoing instrument and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.

LYNN BROWN STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

● Notary Public

My Commission Expires: 8-18-18

After recording, return to:

SolomonParks Title & Escrow, LLC 8119 Isabella Lane, Ste 104 Brentwood, TN 37027