QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20160032769 DEEDQC
Recvd: 04/21/16 10:16 2 pgs
Fees:12.00 Taxes:0.00

20160421-0038720

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

_____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ____ DAY OF _____, 2016.

_____
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
William A. Baker, II	**NEW OWNER**	
(NAME)	(NAME)	
P.O. Box 60824		
(ADDRESS)	(ADDRESS)	108-7-A-25.00CO
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE (S) AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, I/WE **JERRY MOORE, MICHELLE SEAY AND MICHAEL D. MOORE** HEREINAFTER CALLED THE GRANTOR (S), HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO **WILLIAM A. BAKER, II, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTEE (S), THEIR HEIRS AND ASSIGNS, ALL OF MY RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

A CERTAIN CONDOMINIUM UNIT AND LOT IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS: LOT NUMBER 3, UNIT NUMBER 25, IN A HORIZONTAL PROPERTY REGIME AS SHOWN ON THE CONDOMINIUM SITE PLAN OF PHASE I OF SECTIONS ONE AND TWO PATIO VILLA, AS OF RECORD IN PLAT BOOK 5200, PAGE 458, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO STAR MOORE BY SPECIAL WARRANTY DEED FROM FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION, RECORDED ON THE 18TH DAY OF SEPTEMBER, 2013 IN INSTRUMENT NO. 20130918-0098339, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.
THE SAID STAR MOORE HAVING SINCE DIED INTESTATE ON JUNE 20, 2015 LEAVING JERRY MOORE, MICHELLE SEAY AND MICHAEL D. MOORE AS HER HEIRS-AT-LAW AS NOTED IN AFFIDAVITS OF HEIRSHIPS OF RECORD IN INSTRUMENT NO. 20160421-0038716 & 20160421-0038717, REGISTER'S OFFICE FOR SAID COUNTY.

THIS IS NOT THE PRINCIPAL RESIDENCE OF ANY OF THE GRANTORS.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is $0
_____, Affiant
Subscribed and sworn before me this the 21 Day of April, 2016.
_____, Deputy Register

This is
( ) unimproved
(X) improved
property known as **910 Patio Dr., Nashville, TN 37214**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my/our hand (s) this the 20 day of April, 2016.

JERRY MOORE

MICHELLE SEAY

MICHAEL D. MOORE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 20 day of April, 2016.

Notary Public

My Commission Expires: 5-8-18

JANET M. WALKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MICHELLE SEAY & MICHAEL D. MOORE**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th day of April, 2016.

Notary Public

My Commission Expires: 01.08.19

SARAH CALK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212