This Instrument Was Prepared By:
Casey W. Riggs, Esquire
201 Fourth Avenue North, Suite 1870
Nashville, Tennessee 37219

STATE OF TENNESSEE)
COUNTY OF Davidson)

I hereby swear or affirm that to the best of grantee's knowledge, information and belief, the actual consideration for the transfer $0.

Affiant

Subscribed and sworn to before me this
16 day of May, 2016.

Notary Public

My Commission Expires: 7-2-18

CASEY W. RIGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-02-2018

QUITCLAIM DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL
Andrew Phillip Winecoff Polyxena Ann Baker Winecoff 760 Rolling Fork Drive Brentwood, Tennessee 37027	New Owner	**Part of 056.00 35**

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee (hereinafter named), and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, **JOHN FRANLKIN BAKER, JR., TRUSTEE OF THE JOHN FRANLIN BAKER, JR. REVOCABLE TRUST AGREEMENT DATED FEBRUARY 17, 2014** and **GLORIA ANN MARAKIS BAKER, TRUSTEE OF THE GLORIA ANN MARAKIS BAKER RECOVABLE TRUST AGREEMENT DATED FEBRUARY 17, 2014** (collectively, the "**Grantor**"), do hereby convey, transfer, remise, release, relinquish and quitclaim all of their respective interests in and to part of a certain tract or parcel of land located in Davidson County, Tennessee, described on **Exhibit A** hereto, to **ANDREW PHILLIP WINECOFF** and **POLYXENA ANN BAKER WINECOFF**, husband and wife.

SEE EXHIBIT A

BILL GARRETT, Davidson County
Trans:T20160040671 DEEDQC
Recvd: 05/16/16 12:06 4 pgs
Fees:22.00 Taxes:0.00
20160516-0048540

IN TESTIMONY WHEREOF, this instrument has been executed by the Grantor, this the 16 day of May, 2016.

JOHN FRANLIN BAKER, JR. REVOCABLE TRUST AGREEMENT DATED FEBRUARY 17, 2014

By: John Franklin Baker Jr.
Name: John Franklin Baker, Jr., Trustee

GLORIA ANN MARAKIS BAKER RECOVABLE TRUST AGREEMENT DATED FEBRUARY 17, 2014

By: Gloria Ann Marakis Baker
Name: Gloria Ann Marakis Baker, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Casey Riggs, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared John Franklin Baker, Jr., Trustee of the John Franklin Baker, Jr. Revocable Trust Agreement dated February 17, 2014, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself as Trustee of the John Franklin Baker, Jr. Revocable Trust Agreement dated February 17, 2014, and that he as such Trustee, executed the foregoing instrument for the purpose therein contained, by signing the name of the John Franklin Baker, Jr. Revocable Trust Agreement dated February 17, 2014 by himself as Trustee.

WITNESS my hand and official seal at office, this 16 day of May, 2016.

Notary Public

CASEY W. RIGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-02-2018

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Casey Riggs, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared Gloria Ann Marakis Baker, Trustee of the Gloria Ann Marakis Baker Revocable Trust Agreement dated February 17, 2014, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself as Trustee of the Gloria Ann Marakis Baker Revocable Trust Agreement dated February 17, 2014, and that she as such Trustee, executed the foregoing instrument for the purpose therein contained, by signing the name of the Gloria Ann Marakis Baker Revocable Trust Agreement dated February 17, 2014 by herself as Trustee.

WITNESS my hand and official seal at office, this 16 day of May, 2016.

Notary Public

CASEY W. RIGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-02-2018

EXHIBIT A

Land in Davidson County, Tennessee, being located in the 13th Civil District, and being a portion of the 103.3+/- acre property recorded in Deed Book 20140305-0018342 in the Registers office, said parcel of land herein being more particularly described as follows:

Beginning at a T-Post found on the southern right-of-way line of Pecan Valley Road, having a 50' right-of-way, said point also being the northeastern corner of the William B. Young property as recorded in Deed Book 20040726-0089252 in the Registers Office of Davidson County, Tennessee; thence, leaving said point, with and along the southern right-of-way line of Pecan Valley Road, North 49 degrees 23 minutes 53 seconds East, 130.28 feet to a point; thence, with a curve to the right having a radius of 572.43, an arc length of 225.48 feet and being subtended by a chord bearing of North 60 degrees 40 minutes 57 seconds East, 224.03 feet to a point; thence, North 71 degrees 54 minutes 10 seconds East, 225.76 feet to a point; thence, with a curve to the left having a radius of 4776.75, an arc length of 212.83 feet and being subtended by a chord bearing of North 70 degrees 37 minutes 35 seconds East, 212.81 feet to a point; thence, North 69 degrees 21 minutes 00 seconds East, 147.87 feet to a capped iron rod set; thence, leaving said point and the southern right-of-way line of Pecan Valley Road, South 28 degrees 48 minutes 21 seconds West, 70.15 feet to a capped iron rod set; thence, South 15 degrees 05 minutes 35 seconds West, 332.63 feet to a capped iron rod set; thence, South 37 degrees 36 minutes 06 seconds East, 88.43 feet to a capped iron rod set; thence, South 17 degrees 54 minutes 46 seconds West, 169.06 feet to a capped iron rod set; thence, South 74 degrees 49 minutes 41 seconds West, 128.12 feet to a capped iron rod set; thence, South 80 degrees 47 minutes 26 seconds West, 233.91 feet to a capped iron rod set; thence, North 19 degrees 35 minutes 34 seconds West, 217.15 feet to a capped iron rod set; thence, South 71 degrees 52 minutes 02 seconds West, 293.76 feet to a capped iron rod set; thence, North 07 degrees 07 minutes 13 seconds West, 185.45 feet to the POINT OF BEGINNING.

Said parcel of land herein described containing 321,241.976 Square Feet or 7.37+/- Acres.

Being the part of the same property conveyed to JOHN FRANLKIN BAKER, JR., TRUSTEE OF THE JOHN FRANLIN BAKER, JR. REVOCABLE TRUST AGREEMENT DATED FEBRUARY 17, 2014 and GLORIA ANN MARAKIS BAKER, TRUSTEE OF THE GLORIA ANN MARAKIS BAKER RECOVABLE TRUST AGREEMENT DATED FEBRUARY 17, 2014, by quitclaim deed from JOHN FRANKLIN BAKER, JR. and GLORIA MARAKIS BAKER, his wife, by deed of record as Instrument No. 20140305-0018342, recorded on March 5, 2014, in said Register's Office. Said parcel of land surveyed by Clint T. Elliott, TN RLS #2347, on February 3, 2016.

The above described property is part of the unimproved property known as 5183 Old Hickory Boulevard, Nashville, Tennessee 37218.