BILL GARRETT, Davidson County
Trans:T20160043302 DEEDQC
Recvd: 05/23/16 15:49 2 pgs
Fees:12.00 Taxes:0.00
20160523-0051672

THIS INSTRUMENT PREPARED BY:

Wagon Wheel Title & Escrow, LLC
202 South 11th Street
Nashville, TN 37206
615.650.5100

This deed is prepared with information provided by the client without benefit of title search.

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Denise Beard Baker 1628 Timber Run Nashville, TN 37214	Bank of America 1800 Tapo Canyon Road Simi Valley, CA 93063	108-16-0-008.00CO

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Denise J. Beard NKA Denise Beard Baker, married,** by these presents do hereby quitclaim and convey unto **Denise Beard Baker,** her heirs, successors and assigns, all her right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Timber Ridge of record as Instrument Number 20040113-0005330, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Denise J. Beard, unmarried, by Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, of record in Instrument No. 20041209-0146881, Register's Office for Davidson County, Tennessee, dated November 19, 2004 and recorded December 9, 2004.

This is improved property also known as 1628 Timber Run, Nashville, TN 37214.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 20TH day of MAY, 2016.

Affiant

My commission expires:
(Affix Seal)

Carmen Coats
Notary Public

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 9, 2018

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 20 day of May, 2016.

Denise J. Beard NKA Denise Beard Baker

Name: Denise J. Beard NKA
Denise Beard Baker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Denise J. Beard NKA Denise Beard Baker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 20TH day of MAY, 2016.

Carmen Coats
Notary Public

My Commission Expires:

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 9, 2018