Bk 36

QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED USING INFORMATION PROVIDED BY PARTIES. NO TITLE WORK WAS REQUESTED. PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS WITH REGARD TO THE TITLE OF THE SUBJECT PROPERTY, THE ACCURACY OF THE INFORMATION RECEIVED OR THE VALIDITY OF ANY PLAT OR SURVEY REFERENCED.

JUNE E. ROWELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

NOTARY PUBLIC
June E. Rowell
My Commission Expires
January 9, 2018
STATE OF TENNESSEE

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ -0-

Bernice F Cartwright
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 20TH DAY OF JUNE, 2016.

June E Rowell
NOTARY PUBLIC
1-9-18

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #29176SP

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Bernice F. Cartwright 2370 Baker Road Goodlettsville, TN 37072	Bernice F. Cartwright 210 Old Brick Church Pike Goodlettsville, TN 37072	006-00-0-025.02

FOR A CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, Baker Road Partnership, a Tennessee Limited Partnership, **("Grantors")**, by these presents, quitclaim, grant and convey unto Bernice F. Cartwright, an unmarried person, **("Grantee")**, their successors and/or assigns, all interest in and to the following tract(s) of land in Davidson County, State of Tennessee, to-wit:

A certain tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows:

Beginning at a spike in the center of Baker Station Road, at the southeast corner of a 3.25 acre tract of land belonging to Lawrence N. Burnett; thence along Burnett's south line South 63° 30' West 285 feet to a stake; thence South 73° 50' West 140 feet to a point; thence South 26° 30' East 175 feet to a point; thence North 63° 30' East 425 to the center of Baker Station Road; thence North 30° West along the center of the road 150 feet to the beginning.

Being the same property conveyed to Bernice F. Cartwright, by Special Warranty Deed from U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSF9 MASTER PARTICIPATION TRUST by substitute trustee's deed from BROCK & SCOTT, PLLC, AS SUBSTITUTE TRUSTEE of record in Instrument No. 20160307-0021700, Register's Office for Davidson County, Tennessee. And being further conveyed to Baker Road Partnership by Quitclaim Deed from Bernice F. Cartwright, an unmarried person, of record as Instruction No. 20160307-0021701, Register's Office for Davidson County, Tennessee.

FOR INFORMATION PURPOSES ONLY
Property Address: 2370 Baker Road, Goodlettsville, TN 37072

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20160052306 DEEDQC
Recvd: 06/20/16 14:40 2 pgs
Fees:12.00 Taxes:0.00
20160620-0062602

IN WITNESS WHEREOF, the Grantor has caused its name to be signed hereto by its duly authorized officer on this the 20th day of June, 2016.

Baker Road Partnership, a Tennessee Limited Partnership

By: Humberto N.
Humberto Nunez, Partner

By: Gregorio Flores
Gregorio Flores, Partner

By: Roberto Nunez
Roberto Carlos, Partner

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said State and County duly commissioned and qualified, personally appeared Humberto Nunez, Gregorio Flores and Roberto Carlos, with whom I am personally acquainted and who, upon oath, acknowledged themselves to be a Partners of Baker Road Partnership, a Tennessee Limited Partnership, the within name bargainors, a partnership and that as such partners, executed the foregoing instrument for the purpose therein contained, as the free act and deed of the name of the partnership, by such persons as partners.

Witness my hand and official seal this 20th day of June, 2016.

June E. Rowell
Notary Public

My Commission Expires:
1-9-18

JUNE E. ROWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
June E. Rowell
My Commission Expires
January 9, 2018
STATE OF TENNESSEE