THIS INSTRUMENT PREPARED BY: LIMESTONE TITLE & ESCROW, LLC 5200 MARYLAND WAY, STE. 202 Brentwood, TN 37027 BILL GARRETT, Davidson County Trans: T20160059188 DEEDQC Recvd: 07/12/16 08:32 3 pgs Fees: 17.00 Taxes: 0.00 20160712-0070999	STATE OF TENNESSEE) COUNTY OF WILSON) ss The actual consideration for this transfer is $10.00. Jessica Fuller Affiant Subscribed and sworn to before me on this 5 day of July 2016. Sarah E. Simmons Notary Public My Commission Expires: 12-4-18

SARAH E. SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

QUITCLAIM DEED

ADDRESS OF NEW OWNERS:	SEND TAX BILLS TO:	MAP PARCEL NO.
Ben Wilson Scott Baker 2231 N Mt Juliet Road Suite 202 Mt Juliet TN 37122	SAME AS NEW OWNER	075-04-0-198.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) Dollars, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Scott Baker**, a married man, (hereinafter "Grantor") does hereby assign, transfer, convey and quitclaim unto **Scott Baker, a married man and Ben Wilson, a married man**, as joint tenants in common, (hereinafter "Grantees") certain real estate located in Davidson County, Tennessee, which is described more fully in **Exhibit A**, attached hereto and incorporated herein.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants, conditions, reservations, leases, and other matters of public record as may affect the subject real property described in Exhibit A.

This is improved property located at 4758 Trenton Drive, Hermitage, Davidson County, Tennessee 37076.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

WITNESS my hand this the 5 day of July 2016.

Scott Baker
SCOTT BAKER

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SCOTT BAKER, the within named Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 5 day of July 2016.

Sarah E. Simmons
NOTARY PUBLIC

My Commission Expires: 12-4-18

SARAH E. SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

EXHIBIT A

LAND in Davidson County, Tennessee, being Lot No. 451, on the Plan of Tulip Grove, Section Seven, as of record in Plat Book 4300, Page 186, register's Office for Davidson County, Tennessee, to which said reference is hereby made for a more complete an accurate legal description hereof.

BEING the same property conveyed to Scott Baker by Warranty Deed dated January 15, 2016 from Laurence Rollins, married, and recorded on January 20, 2016 in the Registrar's Office of Davidson County, Tennessee Instrument No, 20160120-0005800.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307, or other similar statute.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in resource of title shown above.

This is improved property known as: 4758 Trenton Drive, Hermitage, TN 37076.