This Instrument Prepared By:
Rebecca T. Garland, Attorney at Law
212 Oceola Ave
Nashville, TN 37209

PREPARED FROM INFORMATION
SUPPLIED BY THE PARTIES

This instrument has been prepared from information furnished by the parties without the benefit of a title examination or search of county records.

QUITCLAIM DEED

Address of New Owner:	**Send Tax Bills To:**	**Map and Parcel No.**
Jason E. Baber 5109 Manorwood Court Nashville TN 37211	SAME	161-03-102

FOR AND IN CONSIDERATION of Ten Dollar ($10.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Cheryl S. Baber,** ("Grantor"), this day have bargained and sold, and hereby quitclaim, convey her interest except as to the Life Estate interest referred below to **Jason E. Baber** ("Grantee"), his heirs and assigns, all of their right, title and interest in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee being Lot 25 on the Plan of McMurray Meadows, of record in Book 4955, page 58, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Cheryl S. Baber by Quitclaim Deed from Danny C. Baber, dated 11/28/2012, of record in Instrument Number 20121128-0109169, Register's Office for Davidson County, Tennessee.

Grantor Cheryl S. Baber hereby retains a Life Estate in said property until terminated by her death or a written release.

This conveyance is subject to (a) 2015 and subsequent years real property taxes which not yet due and payable; (b) all matters appearing on the plan of record; (c)Charter of record in Book 4790. Page 686; (d) subject to the provisions of the Horizontal Property Act and the By-laws set out above.

THIS IS IMPROVED PROPERTY commonly known as 5109 Manorwood Court, Nashville, Tennessee 37211

Wherever 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:T20160067387 DEEDQC
Recvd: 08/04/16 13:34 2 pgs
Fees:12.00 Taxes:0.00
20160804-0080948

Any rollback taxes or green belt assessments due as a result of this transfer shall be the sole responsibility of the Grantee.

IN WITNESS WHEREOF, the Grantor hereby affixes his signature on this the ____ day of _____, 2016

Cheryl S. Baber

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.

Affiant

Sworn to and subscribed to before me,
this the 7 day of April, 2016

Notary Public
My Commission Expires: 5/8/17

REBECCA T. GARLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Cheryl S. Baber**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that she executed the foregoing for the purposes therein intended.

Witness my hand and seal this 7 day of April, 2016

NOTARY PUBLIC

My Commission Expires: 5/8/17

REBECCA T. GARLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Powered by XPS Office