This Instrument Prepared By:
BOTTORFF & KAVIN, PLC
5110 Maryland Way, Suite 120
Brentwood, Tennessee 37027

PREPARED FROM INFORMATION
SUPPLIED BY THE PARTIES

QUITCLAIM DEED

Address of New Owner:
Alice B. Taber, et al.
2008 Harbor Drive
Smyrna, TN 37167

Send Tax Bills To:
Owner

Map and Parcel No.
MP 93-09-330

FOR AND IN CONSIDERATION of love and affection and One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, and in further clarification of the Affidavit of Heirship being recorded simultaneously herewith, **Robert E. Baker, Jr. and Lorianne Baker, as the children and beneficiaries of Robert E. Baker (Sr.), (deceased) and Alice B. Taber (fka Alice Baker Bagwell)** ("Grantors") this day have bargained and sold, and hereby quitclaim, convey and transfer unto **Robert E. Baker, Jr. and Lorianne Baker a one-half interest in the property described below and to Alice B. Taber a one-half interest in the property described below** ("Grantees") all of their right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

A tract or parcel of land in said County, being Lot No. 102 and part of Lot No. 104 on McNairy's Plan of West Nashville as of record in Book 9, Pages 322 and 323 in the Register's Office for said County.

Said Lot No. 102 and part of Lot No. 104 adjoin and front together 75 feet on the northerly side of McGavock Street and run back between parallel lines 169 feet on the westerly margin of 12 Avenue South, to an alley in the rear.

Being the same property conveyed to J. W. Parker and wife, Margaret Baker Parker, by deed from Mary G. Graves et al as of record in Book 1172, page 235 in said Register's Office; and having passed by the will of Margaret Baker Parker as surviving tenant by the entireties, to the grantors and grantees herein in equal shares, said will of Margaret Baker Parker of record in Will Book 180, page 200 in the office of the Probate Clerk of Davidson County, Tennessee.

Being the same property conveyed to Robert E. Baker (Sr.) And Alice Baker Bagwell by Warranty Deed from James Howard Baker, Charles Donald Baker and James Otis Baker as to a three-fifths (3/5) undivided interest of record in Book 8875, page 932 said Register's Office. The remaining two-fifths (2/5) interest in the property having passed to Robert E. Baker (Sr.) and Alice Baker Bagwell by devise from the Will of Margaret Baker Parker of record in Will Book 180, page 200, Probate Court, Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20160075305 DEEDQC
Recvd: 08/29/16 14:46 3 pgs
Fees:17.00 Taxes:0.00
20160829-0090332

This is improved property known as 109 12th Avenue South, Nashville, Davidson County, Tennessee 37203.

IN WITNESS WHEREOF, the Grantors hereby affix their signatures on this the 26th day of August, 2016.

Robert E. Baker, Jr.

Lorianne Baker

Alice B. Taber (fka Alice Baker Bagwell)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is $ -0-.

Affiant

Sworn to and subscribed to before me, this the 26th day of August, 2016.

Notary Public

FRANCENE KAVIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: Nov 5, 2016

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Robert E. Baker, Jr.**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged, upon oath, that he executed the within instrument for the purposes therein contained.

Witness my hand and seal this 26th day of August, 2016.

Notary Public

My Commission Expires: 12-16-17

Julie Edgin STATE OF TENNESSEE NOTARY PUBLIC Rutherford County

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF Pinellas

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Lorianne Baker,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained. Provided Florida DL as ID

Witness my hand and seal this 23 day of August, 2016.

Michele G. Rubin
Notary Public

My Commission Expires:_____

MICHELE G. RUBIN
Commission # GG 012229
Expires August 20, 2020
Bonded Thru Troy Fain Insurance 800-385-7019

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Alice B. Taber (fka Alice Baker Bagwell),** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained.

Witness my hand and seal this 26th day of August, 2016.

Julie Edgin
Notary Public

My Commission Expires: 12-16-17

Julie Edgin
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County