BOX 10-B

ALAN M. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Comm. Expires
November, 5, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH OF **SEPTEMBER, 2016.**

Notary Public

MY COMMISSION EXPIRES: **NOVEMBER 5, 2018**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES. NO INDEPENDENT TITLE EXAMINATION WAS REQUESTED NOR OPINION RENDERED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DAVID MARTIN BAKER	**SAME**	**142-02-0-085.00**
(NAME) **7440 HARROW DRIVE**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37221**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20160080952 DEEDQC
Recvd: 09/15/16 13:30 2 pgs
Fees:12.00 Taxes:0.00

20160915-0097126

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, WILLIAM FREDERICK BAKER, MARRIED, JAMES DEAN BAKER, UNMARRIED, AND DAVID M. BAKER, UNMARRIED, BEING THE SOLE HEIRS AT LAW OF ANNA ELISABETH BAKER A/K/A ANNA ELIZABETH BAKER, DECEASED,** HEREINAFTER CALLED THE GRANTORS, BY THESE PRESENTS DO REMISE, RELEASE, QUITCLAIM AND CONVEY ALL OF OUR RIGHT, TITLE, AND INTEREST, UNTO **DAVID MARTIN BAKER, UNMARRIED,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, Being Lot 120 on Harrow Drive, on the Plan of Cross Timbers, Section 3, as of record in Book 4175, page 21, Register's Office for said County, to which plan reference is here made for a more complete description.

Being the same property conveyed to William O. Baker and wife, Anna Elizabeth Baker (a/k/a Anna Elisabeth Baker) by deed from Robert Hendley and Robert N. Gambill dated July 14, 1972 of record in Book 4619, page 971, Register's Office for Davidson County, Tennessee.

The said William O. Baker having died on May 1, 2010 leaving Anna Elisabeth Baker as the surviving tenant by the entirety. The said Anna Elisabeth Baker (a/k/a Anna E. Baker) having since died leaving as her sole heirs at law, **WILLIAM FREDERICK BAKER, MARRIED, JAMES DEAN BAKER, UNMARRIED AND DAVID MARTIN BAKER, UNMARRIED,** as evidenced by an Affidavit of Heirship of record as Instrument No. 20160914-0096639, Register's Office for Davidson County, Tennessee.

The foregoing conveyance is also subject to any and all encumbrances, easements, restrictive covenants and other matters, which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property known as **7440 HARROW DRIVE, NASHVILLE, TN 37221**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Witness our hands this 14 day of SEPTEMBER, 2016.

WILLIAM FREDERICK BAKER

JAMES DEAN BAKER

DAVID MARTIN BAKER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **William Frederick Baker, James Dean Baker and David Martin Baker,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 14 day of SEPTEMBER, 2016.

My commission expires: **November 5, 2018**

Notary Public

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON