RECORDING INFORMATION

BILL GARRETT, Davidson County
Trans:T20160101828 DEEDQC
Recvd: 11/17/16 12:58 5 pgs
Fees:27.00 Taxes:0.00
20161117-0121403

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00.

Affiant

Sworn to and subscribed before me this 25th day of October, 2016.

Notary Public

My Commission Expires: 7-2-18

(SEAL)

CASEY W. RIGGS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-02-2018

THIS INSTRUMENT PREPARED BY:
Webb Sanders PLLC
2784 Highway 31W
White House, TN 37188

QUITCLAIM DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
John Franklin Baker, Jr., Co-Trustee, and Gloria Ann Marakis Baker, Co-Trustee 5171 Old Hickory Blvd. Nashville, TN 37218	New Owners	056 00 0 065.00

This Indenture is made on the 25th day of October, 2016, by and between, JOHN FRANKLIN BAKER, JR. and wife, GLORIA ANN MARAKIS BAKER (collectively, ***"Grantor"***), and JOHN FRANKLIN BAKER, JR. and GLORIA ANN MARAKIS BAKER, CO-TRUSTEES OF THE JOHN FRANKLIN BAKER, JR. AND GLORIA ANN MARAKIS BAKER TENANTS BY THE ENTIRETIES TRUST UNDER AGREEMENT DATED JULY 22, 2016 (collectively, ***"Grantee"***).

Grantor, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, conveys and quit claims to Grantee all of Grantor's interest in the following described real estate, situated in the County of Davidson, State of Tennessee (the ***"Property"***):

SEE ATTACHED EXHIBIT A

This conveyance is being made subject to any and all matters and/or instruments as may affect the Property.

[Signature page follows; the rest of this page intentionally left blank]

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused the same to be executed as of the 25th day of October, 2016.

GRANTOR:

John Franklin Baker, Jr.

Gloria Ann Marakis Baker

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, Notary Public for the aforesaid State and County, JOHN FRANKLIN BAKER, JR., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of October, 2016.

Notary Public

My Commission Expires: 7-2-18

CASEY W. RIGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-02-2018

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, Notary Public for the aforesaid State and County, GLORIA ANN MARAKIS BAKER., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of October, 2016.

Notary Public

My Commission Expires: 7-2-18

CASEY W. RIGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-02-2018

EXHIBIT A
LEGAL DESCRIPTION

BEGINNING at an iron pin, said pin being in the northwesterly margin of Old Hickory Boulevard;

THENCE, with said margin of Old Hickory Boulevard, South 22 degrees 09 minutes 12 seconds West, 646.95 feet to an iron pin;

THENCE, leaving said margin of Old Hickory Boulevard, North 63 degrees 45 minutes 00 seconds West, 688.35 feet to an iron pin;

THENCE, North 03 degrees 20 minutes 38 seconds East, 494.13 feet to an iron pin;

THENCE, South 81 degrees 16 minutes 52 seconds East, 269.80 feet to an iron pin;

THENCE, South 75 degrees 06 minutes 08 seconds East, 436.80 feet to an iron pin;

THENCE, South 72 degrees 29 minutes 06 seconds East, 150.69 feet to the point of beginning, containing 10.13 acres, more or less.

Being the same property conveyed to John Franklin Baker and wife, Gloria Anne Marakis Baker, by Warranty Deed from Clara C. Baker, a widow, dated September 9, 1992, and recorded September 9, 1992 in Book 8726, Page 1, in the Register's Office for Davidson County, Tennessee.

The said John Franklin Baker is one and the same person as John Franklin Baker, Jr. The said Gloria Anne Marakis Baker is one and the same person as Gloria Ann Marakis Baker.

This is improved property known as 5171 Old Hickory Boulevard, Nashville, TN, 37218.