RECORDING INFORMATION

BILL GARRETT, Davidson County
Trans:T20160101828 DEEDQC
Recvd: 11/17/16 12:59 6 pgs
Fees:32.00 Taxes:0.00
20161117-0121404

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

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

QUITCLAIM DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
John Franklin Baker, Jr. and Gloria Ann Marakis Baker 5171 Old Hickory Blvd. Nashville, TN 37218	New Owners	056 00 0 034.00

This Indenture is made on the 25th day of October, 2016, by and between JOHN FRANKLIN BAKER, JR., TRUSTEE OF THE JOHN FRANKLIN BAKER, JR. REVOCABLE TRUST UNDER AGREEMENT DATED FEBRUARY 17, 2014, as to an undivided one-half interest, and GLORIA ANN MARAKIS BAKER, TRUSTEE OF THE GLORIA ANN MARAKIS BAKER REVOCABLE TRUST UNDER AGREEMENT DATED FEBRUARY 17, 2014, as to an undivided one-half interest, as tenants in common (collectively, ***"Grantor"***), and JOHN FRANKLIN BAKER, JR. and wife, GLORIA ANN MARAKIS BAKER (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., Trustee of The John Franklin Baker, Jr. Revocable Trust under Agreement dated February 17, 2014

Gloria Ann Marakis Baker, Trustee of The Gloria Ann Marakis Baker Revocable Trust under Agreement dated February 17, 2014

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, and who further acknowledged that such person is the Trustee of The John Franklin Baker, Jr. Revocable Trust under Agreement dated February 17, 2014, and is authorized to execute this instrument on its behalf.

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, and who further acknowledged that such person is the Trustee of The Gloria Ann Marakis Baker Revocable Trust under Agreement dated February 17, 2014, and is authorized to execute this instrument on its behalf.

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

Land in Davidson County, State of Tennessee, being located in the 13th Civil District, and situated about 8-1/2 miles from Nashville on the west side of the Sulphur Creek Road, and described as follows:

> Beginning in the center of said Road at the southeast corner of a tract of land containing 22.64 acres, conveyed by J.P. Zeigler and wife, Ruth Zeigler to Mrs. Laura May Denton, by deed recorded in the Register's Office of said County, in Book 433, Page 441, being also Zeigler's northeast corner; thence with the center of said Road North 26-1/4° East 12-1/2 poles to a point, North 34° East 18.16 poles to a point, North 19-1/2° East 20 poles to a point, North 15-3/4° East 36-1/2 poles to a point, North 32° East 28 poles to a point, North 1-3/4° East 26 poles to a point North 41° East 8 poles to a point, North 15° West 7 poles to a point, North 31° West 20 poles to the center Back Creek Road; thence down the same South 87° West 14 poles, South 71° West 14 poles, South 83° West 14-1/2 poles, West 32 poles, South 70° West 18 poles, South 63° West 51-1/2 poles, South 41° West 13-1/2 poles to the northeast corner of a tract of 50 acres of land conveyed by W.E. Hyde and wife to W.L. Bainbridge by deed recorded in the aforesaid Register's Office in Book 251, Page 381; thence with the easterly boundary line of same, South 14° East 33 poles to Seigler's northwest corner; thence with his line South 72° East 27-1/4 poles to a sugar tree; thence South 4-1/2° East 42 poles to a stake; thence South 62-3/4° East 72 poles to the beginning, containing 103.37, more or less.

Included in the above description but specifically excluded herefrom is the following described tract of land, being retained by J.A. Crunk and wife, Ela E. Crunk, according to survey of D.E. Boner, December 11, 1945, as follows:

> Beginning in the center of Old Hickory Boulevard at Zeigler's northeast corner in Owens' west line; thence with the center of said Boulevard North 22° 6' East 300 feet; thence leaving the Boulevard North 63° 45' West 726 feet; thence South 22° 6' West 300 feet to a point in Zeigler's north line; thence along said line, South 63° 45' East 726 feet to the point of beginning.

Also included in the above description but specifically excluded herefrom is the following described tract of land, being the same property conveyed to Andrew Phillip Winecoff and Polyxena Ann Baker Winecoff, husband and wife, by Quitclaim Deed from John Franklin Baker, Jr., Trustee of The John Franklin Baker, Jr. Revocable Trust Agreement dated February 17, 2014 and Gloria Ann Marakis Baker, Trustee of The Gloria Ann Marakis Baker Revocable Trust Agreement dated February 17, 2014, dated May 16, 2016, and recorded May 16, 2016, as Instrument No. 20160516-0048540, in the Register's Office for Davidson County, Tennessee, which was subsequently amended by Affidavit of Scrivener's Error dated October 14, 2016, and recorded October 20, 2016, 2016, as Instrument No. 20161020-0111024, said Register's Office:

Land in Davidson County, Tennessee, being located in the 13th Civil District, and being a portion of the 103.3+/- acre property recorded in Deed Book 20140305-0018342 in the Register's Office, said parcel of land herein being more particularly described as follows:

Beginning at a T-Post found on the southern right-of-way line of Pecan Valley Road, having a 50' right-of-way, said point also being the northeastern corner of the William B. Young property as recorded in Deed Book 20040726-0089252 in the Registers Office of Davidson County, Tennessee; thence, leaving said point, with and along the southern right-of-way line of Pecan Valley Road, North 49 degrees 23 minutes 53 seconds East, 130.28 feet to a point; thence, with a curve to the right having a radius of 572.43, an arc length of 225.48 feet and being subtended by a chord bearing of North 60 degrees 40 minutes 57 seconds East, 224.03 feet to a point; thence, North 71 degrees 54 minutes 10 seconds East, 225.76 feet to a point; thence, with a curve to the left having a radius of 4776.75, an arc length of 212.83 feet and being subtended by a chord bearing of North 70 degrees 37 minutes 35 seconds East, 212.81 feet to a point; thence, North 69 degrees 21 minutes 00 seconds East, 147.87 feet to a capped iron rod set; thence, leaving said point and the southern right-of-way line of Pecan Valley Road, South 28 degrees 48 minutes 21 seconds West, 70.15 feet to a capped iron rod set; thence, South 15 degrees 05 minutes 35 seconds West, 332.63 feet to a capped iron rod set; thence, South 37 degrees 36 minutes 06 seconds East, 88.43 feet to a capped iron rod set; thence, South 17 degrees 54 minutes 46 seconds West, 169.06 feet to a capped iron rod set; thence, South 74 degrees 49 minutes 41 seconds West, 128.12 feet to a capped iron rod set; thence, South 80 degrees 47 minutes 26 seconds West, 233.91 feet to a capped iron rod set; thence, North 19 degrees 35 minutes 34 seconds West, 217.15 feet to a capped iron rod set; thence, South 71 degrees 52 minutes 02 seconds West, 293.76 feet to a capped iron rod set; thence, North 07 degrees 07 minutes 13 seconds West, 185.45 feet to the POINT OF BEGINNING.

Said parcel of land herein described containing 321,241.976 Square Feet or 7.37+/- Acres.

Being the same property conveyed to John Franklin Baker, Jr., Trustee of The John Franklin Baker, Jr. Revocable Trust under Agreement dated February 17, 2014, as to an undivided one-half interest, and Gloria Ann Marakis Baker, Trustee of The Gloria Ann Marakis Baker Revocable Trust under Agreement dated February 17, 2014, as to an undivided one-half interest, as tenants in common, by Quitclaim Deed from John Franklin Baker, Jr. and wife, Gloria Marakis Baker, dated February 17, 2014, and recorded March 5, 2014 as Instrument No. 20140305-0018342 in the Register's Office for Davidson County, Tennessee. Reference is also made to those certain Quit Claim Deeds of record as Instrument No. 20150723-0072533 and Instrument No. 20151105-0112953 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 5183 Old Hickory Boulevard, Nashville, TN, 37218.