BILL GARRETT, Davidson County
Trans: T20170006828 DEEDQC
Recvd: 01/24/17 13:51 2 pgs
Fees: 12.00 Taxes: 0.00
20170124-0007726

Instrument Prepared By and Return to:
Stewart Title Company
Sidwell & Barrett P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

Address New Owners as Follows:
Barry L. Baker
1188 Hicks Edgen Road
Pleasant View, TN 37146

Send Tax Bills To:
NEW OWNER

Map-Parcel:
056 00 0 080.00

QUITCLAIM DEED

FOR AND IN consideration of the sum of One Dollar ($1.00) cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Statia L. Baker** hereinafter called the Grantor(s) hereby quitclaims and conveys her interest unto **Barry L. Baker**, hereinafter called the Grantee(s), their heirs and/or assigns, the following described parcel of land in Davidson County, Tennessee:

See attached "Exhibit A"

Said Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, make this conveyance to Grantee.

This deed was prepared with the information furnished by the parties, and no title search was performed hereon.

Statia L. Baker

STATE OF TENNESSEE
COUNTY OF Cheatham

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Statia L. Baker** whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17 day of January 2017.

Notary Public

DENISE PARKER
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES 9-29-2019

My Commission Expires: 9-29-19

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STATE OF TENNESSEE
COUNTY OF Cheatham

THE ACTUAL CONSIDERATION, FOR THIS TRANSFER IS $ 0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF January, 2017.

Notary Public

My Commission Expires: 9-29-19

DENISE PARKER
NOTARY PUBLIC
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES 9-29-2019

Exhibit A

Land located in the 1st Councilmanic District of Davidson County, Tennessee on the west side of an unnamed gravel road and bounded on the east by Margaret P. Bernado, on the South by Charles R. Ray and on the west by H.L. Randall, on the North by tract No. 2 and described according to a boundary survey dated 5-1-05 by Campbell, McRae and Associates surveying, Inc (John Hood T.N.R.L.S. No. 1838) as follows:

Beginning at a iron rod (old) on the west side of an unnamed gravel road north of Pecan Valley Road, and being the northeast corner of Charles R. Ray and Sandra B. Ray (Book 5886, page 287, R.O.D.C, TN) and the southeast corner of the herein described tract, thence with Ray N. 55 deg 06; 46" W, 119.74 feet to an iron rod (old), thence S 40 deg 53' 00: W. 315.15' to an iron rod (Old); thence S 71 deg 53' 07" W 964.62 to an iron rod (old) in the Easterly line of H.L. Randall (Book 1055, page 165, R.O.D.C. TN), thence with Randall and a meadering fence line in general N 14 deg 30' 44" W 253.31' to a oak tree; thecne N 40 deg 19' 32" W 99.29' to a small tree at a fence intersection, said point being a common corner with H. L. Randall and Margaret P. Bernadu (Book 4811, Page 307, R.O.D.C, TN) and the herein described tract, thence with Bernado N. 51 deg 14' 35" E. 41.15 feet to an iron rod (new), thence with the division of the Billy A. Baker and Deanna H. Baker tract (Instrument # 20000920-0093467 R.O.D.C. TN) as follows, Thence S. 53 deg 27' 05" E. 529.15 feet to an iron rod (new), Thence S. 38 deg 43' 56" E 85.09' to an iron rod (new), thence S. 32 deg 56' 54" E 167.24 feet to an iron rod (new), thence S 31 deg 21' 00" E 74.48 feet to an iron rod (new), Thence S. 61 deg 45' 12 E. 118.22 feet to an iron rod (new), thence S. 55 deg 54' 15" E 128.84 feet to a walnut tree, thence S 42 deg 55' 39" E 111.72 feet to an iron rod (old), thence N 52 deg 09' 43" E 251.90 feet to an iron rod (new), thence S. 67 deg 35' 07" E 236.71 feet to an iron rod (new), thence S. 55 deg 06' 46" East 81.29 feet to an iron rod (new) on the west side of an unamed gravel road, thence S. 06 deg 41' 46" E 68.05' to the point of beginning and containing 10.01 acres more or less.

Also Included in this conveyance is an easement for Ingress/Egress and utilities describes as follows: Beginning at a point in the center of a unnamed gravel road, the northwest corner of Billy A. Baker and Deanna H. Baker (instrument # 20000920-0093467, R.O.D.C., TN) and being located N. 06 deg 41' 28" E. 338.70 feet from the northeast corner of Charles R. Ray (Book 5886, Page 287, R.O.D.C.,TN) thence with the center of said road as follows:
Thence S. 10 deg 29' 40" E 52.00 feet to a point; thence S 06 deg 41' 28" W 178.00 feet to a point; thence S. 09 deg 20' 18" W 146.00 feet to a point; thence S 05 deg 43' 20" W. 125.00 feet to a point; thence S 20 deg 00' 52" E 43.00 feet more or less to the northerly margin of Pecan Valley Road and the Terminun of said easement.

Being the same property conveyed to Barry L. Baker and wife, Statia L.Baker by Quitclaim Deed from Billy A. Baker recorded 01/27/20016 and recorded in Instrument No. 20060127-0010967, Register's Office of Davidson County, Tennessee.