QUITCLAIM DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00 Carl Andrew Baker Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF March, 2017. Notary Public MY COMMISSION EXPIRES: 10-7-19 (AFFIX SEAL)

ALISON RODGERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY Rudy Title & Escrow, LLC 2012 21st Avenue South Nashville, TN 37212		
ADDRESS NEW OWNER (S) AS FOLLOWS: **Carl Andrew Baker** (NAME) **208 Flint Ridge Court** (ADDRESS) **Nashville, TN 37189** (CITY) (STATE) (ZIP)	SEND TAX BILLS TO: **Same** (NAME) (ADDRESS) (CITY) (STATE) (ZIP)	MAP / PARCEL NUMBER (S) **049150A01300CO, and 049150A01400CO**

THE PURPOSE OF THIS INSTRUMENT IS TO COMBINE MAP AND PARCEL NUMBERS

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES AND FOR OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, I, **CARL ANDREW BAKER, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO, **CARL ANDREW BAKER, UNMARRIED** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF MY RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NOS. 208-A AND 208-B ON THE PLAN FOR FLINT RIDGE HOMES FORMERLY KNOWN AS DEER MEADOWS – PHASE II, ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN INSTRUMENT NO. 20070124-0009978, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO CARL ANDREW BAKER, UNMARRIED, BY WARRANTY DEED FROM JASON A. FRIEDMAN AND WIFE, MONICA FRIEDMAN, OF RECORD IN INSTRUMENT NUMBER 20160419-0037664, REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE DATED APRIL 15, 2016.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

BILL GARRETT, Davidson County
Trans:T20170024107 DEEDQC
Recvd: 03/22/17 08:52 2 pgs
Fees:12.00 Taxes:0.00
20170322-0027759

This is
( ) **unimproved**
(X) **improved**

property known as **208 ~~4~~ and ~~208~~ 210 Flint Ridge Court, Whites Creek, TN 37189**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness our hands this the 20 day of March, 2017.

Carl Andrew Baker

STATE OF TN)
COUNTY OF Davidson)

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

Witness my hand and official seal, this the 20 day of March, 2017.

Notary Public

My Commission Expires: 10-7-19

ALISON RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212