Prepared By and Return to:

Amy Cross Nance
103 Forrest Crossing Blvd. Suite 200
Franklin, Tennessee 37064
(615) 794-5644

Davidson County DEEDQC
Recvd: 04/28/17 14:44 3 pgs
Fees:17.00 Taxes:0.00
20170428-0042064

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater for this transfer is $-0-.

Loretta Black Baker
Affiant

Subscribed and sworn to before me, this the 20th day of April 2017.

Notary Public
My Commission Expires: 2/25/19

AMY CROSS NANCE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Address New Owner as Follows:	**Send Tax Bills to:**	**Map-Parcel Number:**
Larry Baker and Loretta Black Baker 320 Old Hickory Boulevard Unit 1804 Nashville, TN 37221	same	128 12 0 A 142.00 CO

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and for the express purpose of making a re-conveyance to create a tenancy by the entireties, Loretta Black Baker, f/k/a Loretta J. Black, hereby conveys, remises, releases and quitclaims unto Amy Cross Nance, Trustee, her successors and assigns, the following described tract of land in Williamson County, Tennessee:

> Being Unit No. 142, on the Plan of A Horizontal Property Regime, Section 3, Phase 1B, Eagle Ridge at the Reserve as established by and shown as Exhibit "A" to the Master Deed of Eagle Ridge at the Reserve, of record in Instrument No. 20111001-0110875, as supplemented and amended by Supplement and Amendment No. 17 to the Master Deed, of record in Instrument No. 20030108-0003690, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Loretta J. Black, unmarried by deed from Patrick M. Spears, married, dated January 4, 2016, of record in Instrument No. 20160104-0000484, Register's Office for Davidson County, Tennessee.

This is improved property located at: 320 Old Hickory Boulevard, Unit 104, Nashville, Tennessee 37221.

This conveyance is made subject to the following: all easements, restrictive covenants and conditions, and other matter of record, including all items set out on any applicable plat of record.

And now, I, the said Amy Cross Nance, TRUSTEE, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby convey, remise, release and forever quitclaim unto Larry Baker and wife, Loretta Black Baker, their heirs and assigns, the same property hereinabove described and set forth, to which reference is hereby made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

WITNESS our hands this 26th day of April, 2017.

Loretta Black Baker

Loretta Black Baker, f/k/a Loretta J. Black

Amy Cross Nance
TRUSTEE

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Loretta Black Baker, f/k/a Loretta J. Black, the bargainor(s), 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 at Franklin, Tennessee, this 26th day of April, 2017.

Notary Public

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission expires 2/25/19

STATE OF Tennessee
COUNTY OF Williamson

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

Witness my hand and official seal at Franklin Tennessee, this 26 day of April, 2017.

Notary Public

EMILY HOBBY
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY

My commission expires 03/31/21

I Amy Cross Nix do hereby make oath that I am a licensed and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original documents executed and authenticated according to law."

Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Amy Cross Nix, the bargainor(s), 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 at Franklin, Tennessee, this 22 day of May, 2015.

Notary Public

My Commission expires: 1/29/18

CYNTHIA A. BADGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY