ADDRESS NEW OWNER:
David W. Baka
3865 Saundersville Ferry Road
Mt. Juliet, TN 37122

Map: 117-07-0-K
Parcel: 029.00-CO
Field Book No.: 7DA-93260

BILL GARRETT, Davidson County
Trans:T20170037142 DEEDQC
Recvd: 05/03/17 08:44 4 pgs
Fees:22.00 Taxes:0.00
20170503-0043285

SEND TAX BILLS:
David W. Baka
3865 Saundersville Ferry Road
Mt. Juliet, TN 37122

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that we David W. Baka and Virginia T. Baka, Co-Trustees of The Baka Living Trust, as divorced persons, hereinafter referred to as the "Grantors", their heirs and assigns, for and in consideration of the Martial Dissolution Agreement and Final Decree of Divorce entered into between the parties, do hereby bargain, sell, release, remise, quitclaim, and convey unto **DAVID W. BAKA**, hereinafter the "Grantee" individually, his heirs and assigns, all right, title and marital interest in and to the following parcel of real estate situated in Davidson County, Tennessee, and more particularly described as follows, to wit:

BEING that certain condominium apartment unit in Davidson County, Tennessee, and being known as Unit No. 3357 on the plan of Golf Club Place Condominium (Hillsboro Pike and Golf Club Lane) as of record at Plat Book 9700, page 293, and as described in the Master Deed as of record in Book 10283, page 431, as of record in the Register's Office for said County, all to which reference is hereby made and the same incorporated herein for a complete description of said Unit and of the conveyance hereby made, and together with all fixtures, appliances, wall-coverings, carpets and floor coverings and/or other improvements therein and with the undivided interest in the General and Limited Common Elements appurtenant thereto.

BEING part of the same property conveyed to Crestmoor Properties, a Tennessee General Partnership by deed from Crestmoor Properties, L.P. as of record at Instrument Number 19991229-0308410, said Register's Office, and the above description corresponds to the description contained in said deed. Crestmoor Properties, L.P. was merged into Crestmoor Properties, a Tennessee General Partnership by Certificate of Merger and Agreement of Merger as of record at Instrument Number 19991228-0307702 said Register's Office.

BEING the same property conveyed to the Baka Living Trust, David W. Baka and Virginia T. Baka k/n/a Virginia Tarkington Baka, Co-Trustees, by Warranty Deed from Crestmoor Properties, a Tennessee General Partnership, dated September 30, 2004 and filed for record on October 6, 2004 in Instrument No. 20041006-0120330, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to: (1) 2004 property taxes which have been prorated according to a separate Tax Proration Agreement between the parties; (2) Master Deed and By-Laws and Exhibits thereto as of record at Book 10283, page 431 as amended at Instrument Number 20040616-0071447; (3) Charter at Book 10297, page 21; (4) plat as of record at Plat Book 9700, page 293; (5) Storm Water Detention Agreement at Book 9643, page 877; and (6) Deed of Conveyance of water and sewer lines at Book 10131, page 838, all recording references to said Register's Office.

This property is improved property known as 3357 Golf Club Lane, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns forever; and we do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This instrument was prepared based on information furnished by parties. The preparer makes no representations or warranties as to the correctness thereof or the status of the title to the property described herein.

Virginia T. Baka

VIRGINIA TARKINGTON BAKA
Co-Trustee, Baka Living Trust

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Virginia Tarkington Baka**, Co-Trustee, to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that she executed the same.

Witness my hand and official seal at office this 27th day of April 2017.

Stacey R Barrett

Notary Public
My Commission Expires: 11-2-2020

STACEY R. BARRETT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

David W. Baka

DAVID W. BAKA
Co-Trustee, Baka Living Trust

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **David W. Baka**, Co-Trustee, to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same.

Witness my hand and official seal at office this 27th day of April 2017.

Stacey R Barrett

Notary Public
My Commission Expires: 11-2-2020

STACEY R. BARRETT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

170413

STATE OF TENNESSEE
COUNTY OF WILSON

I do hereby swear or affirm that this transfer is pursuant to Marital Dissolution Agreement and Final Decree of Divorce and is therefore exempt under TCA 67-4-409(a) (3) (E).

Virginia Tarkington Baka
VIRGINIA TARKINGTON BAKA, AFFIANT

Subscribed and sworn to before me this 27th day of April 2017.

Notary Public
My Commission Expires: 11-27-17

STACEY R. BARRETT STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

I do hereby swear or affirm that this transfer is pursuant to Marital Dissolution Agreement and Final Decree of Divorce and is therefore exempt under TCA 67-4-409(a) (3) (E).

David W. Baka
DAVID W. BAKA, AFFIANT

Subscribed and sworn to before me this 27th day of April 2017.

Notary Public
My Commission Expires: 11-27-17

This Instrument was Prepared By:

Yancy Belcher, Attorney
2306 North Mount Juliet Road
Mount Juliet, Tennessee 37122
615.773.2889

STACEY R. BARRETT STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY