ADDRESS NEW OWNER:
Virginia Tarkington Baka
5000 Winslow Drive
Mt. Juliet, TN 37122

SEND TAX BILLS:
Virginia Tarkington Baka
5000 Winslow Drive
Mt. Juliet, TN 37122

Map-Parcel Numbers
131-2-F-4

BILL GARRETT, Davidson County
Trans:T20170037449 DEEDQC
Recvd: 05/03/17 12:52 5 pgs
Fees:27.00 Taxes:0.00
20170503-0043677

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 **VIRGINIA TARKINGTON BAKA**, hereinafter the "Grantee" individually, her 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:

> Land in Davidson County, Tennessee, being Unit No. 4205-A, together with the carport designated No. 4205-A (Carport), in Hillsboro Hall, Phase II, a Condominium, a Horizontal Property Regime, located on Kirtland Road between Overhill and Castleman Drives, Davidson County, Tennessee, and described in a Master Deed and the plat attached thereto, of record in Book 11573, Page 376, Register's Office for Davidson County, Tennessee, to which documents reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Hillsboro Hall, Phase II, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 11573, Page 376, and Plat attached thereto, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein. Said units also comprise Lots 65 and 67, Hollywood Place, record in Book 547, Page 85 and 86, Register's Office for Davidson County, Tennessee, and a portion of Lot No. 2. Resubdivision

of lots 60, 61, 62, and 66, Hollywood Place of record in Book 9700, page 786, said Register's Office.

BEING the same property conveyed to H. Preston Ingram and wife, Elizabeth Ingram by Warranty Deed from Haury and Smith Contractors, Inc., of record in Book 11667, Page 693, Register's Office for Davidson County, Tennessee dated September 15, 1999.

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 H. Preston Ingram and wife, Elizabeth Ingram, dated September 15, 2004 and filed for record on September 17, 2004 in Instrument No. 20040917-0112296, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Book 9700, Page 786, Book 547, Page 85 and 86. Register's Office for Davidson County, Tennessee.

All matters shown on the Plan attached as Exhibit "B" to the Master Deed of record in Book 11573, Page 376, said Register's Office.

Storm Water Detention Agreement of record in Book 11224, Page 625, said Register's Office.

Storm Drainage and Sanitary Sewer Easement of record in Book 3921, Page 443, said Register's Office.

Perpetual Easement for highway purposes of record in Book 4420, Page 41, said Register's Office.

Hillsboro Hall Phase One and Phase Two Cross Easements of record in Book 11622, Page 610, said Register's Office.

Cable Television Easement and Maintenance Agreement of record in Book 11534, Page 599, said Register's Office.

By-Laws of record in Book 11573, Page 387, said Register's Office.

Subject to lien for special assessments as contained in the restrictions.

Subject to rights of others in and to the common areas and/or elements.

This property is improved property known as 4205-A Kirtland Road, 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, her 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, her 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.

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: 11-29-17

STACEY R. BARRETT
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

170413

Virginia Tarkington 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.

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

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: 11/7/17

STACEY R. BARRETT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

This Instrument was Prepared By:

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