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

Map: 142-13-C
Parcel: 165

BILL GARRETT, Davidson County
Trans:T20170037452 DEEDQC
Recvd: 05/03/17 12:57 5 pgs
Fees:27.00 Taxes:0.00
20170503-0043685

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:

> Land in Davidson County, Tennessee, being Unit No. 9226 (parcel No. 165) together with the carport designated No. 9226-C, in River Plantation, Section 11, Phase 4 a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Bellevue, Davidson County, Tennessee, as shown on the plat of River Plantation, Section Eleven, Phase 4, Condominium Apartments recorded in Plat Book 9700, pages 884 and 885, which was voided and vacated by Plat Book 9700, page 971, as corrected by Surveyor's Certificate of Correction (relating to Parcel 164 only), of record in Book 11684, page 675, and by Surveyors Certificate of Correction in Instrument No. 20000630065336, Registers Office for Davidson County, Tennessee and described in a Master Deed recorded in Book 10628, page 661 and annexation document of record in Book 11432, page 903, Registers Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon

and relating to the apartments, property, co-owners and tenants of River Plantation, Section Eleven, Phase 4, Condominium apartments, contained in the Master Deed and By-laws appended thereto, recorded in Book 10628, page 661, and in Plat Book 9700, page 981, et seq., Register's Office for Davidson County, Tennessee, as applied to Section Eleven, Phase 1A, by annexation document of record in Book 11029, page 592, and Plat Book 9700, page 694; Section Eleven, Phase 2, by annexation document of record in Book 11156, page 361, and Plat Book 9700, page 748 by annexation document of record in Book 11156, page 361; and Plat Book 9700, page 748, Section Eleven., Phase 3 by annexation document of record in Book 11332, page 184, and Plat Book 9700, page 835 by annexation document for River Plantation Section Eleven, Phase 5, of record in Instrument No. 200101310009315 and Plat by Instrument No. 200009180092190, Register's Office for Davidson County, Tennessee. This conveyance is subject to the aforesaid Master Deed, By-Law, Plats and annexation documents and is also subject to the Covenants, Conditions, and Restrictions, for the River Plantation Section 8-11 Umbrella Association, Inc., of record in Book 7389, page 924, Plat in Book 7900, page 745, et. seq. as re-recorded in Book 7900, page 945, Register's Office for Davidson County, Tennessee. Charter for Homeowners Association which is of record in Book 7402, page 591, said Register's Office.

BEING the same property conveyed to James A. Williams by deed from Victoria L. James of record in Instrument No. 200309260142706, Register's Office for Davidson County, Tennessee.

Linda Williams joins in this conveyance for the sole purpose of conveying any marital interest she may have in the subject property.

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 James A. Williams and wife, Linda Williams, dated May 16, 2005 and filed for record on September 2, 2005 in Instrument No. 20050902-0105661, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; and (6) All applicable governmental and zoning regulations.

This property is improved property known as 9226 Sawyer Brown Road, Nashville, Tennessee 37221.

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

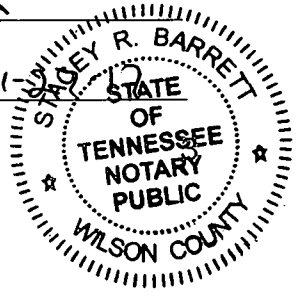
VIRGINIA TARKINGTON BAKA
Co-Trustee, Baka Living Trust

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.

Notary Public
My Commission Expires: 11-3-17



170413

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.

Stacy R Barrett

Notary Public
My Commission Expires: 11-7-17

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).

Virginia Tarkington Baka

VIRGINIA TARKINGTON BAKA,
AFFIANT

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

Stacy R Barrett

Notary Public
My Commission Expires: 11-7-17

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).

David W. Baka

DAVID W. BAKA, AFFIANT

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

Stacey R Barrett

Notary Public
My Commission Expires: 12-2-20

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