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

Map-Parcel Numbers
117-15-0-C

BILL GARRETT, Davidson County
Trans:T20170037742 DEEDQC
Recvd: 05/04/17 08:37 5 pgs
Fees:27.00 Taxes:0.00
20170504-0044051

SEND TAX BILLS:
Virginia Tarkington Baka
5000 Winslow Drive
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 **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:

> Unit No. 515 in GLEN ECHO HALL, a Horizontal Property Regime, located at Glen Echo Road and Glen Echo Place, Nashville, Davidson County, Tennessee, as shown on the plat of Glen Echo Hall, recorded in Instrument No. 20031112-0165541, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Instrument No. 20040922-0113858, Register's Office for Davidson County, Tennessee, to which document reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Glen Echo Hall, Condominium Apartments, contained in said Master Deed and By-Laws appended thereto, recorded in Instrument No. 20040922-0113858, 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.

BEING part of the same property conveyed to Journal Newspapers, Inc. by deed from Arie Moore West Bean, of record in Instrument No. 20020821-0101163, Register's Office for Davidson County, Tennessee.

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 Journal Newspapers Inc., a Tennessee Corporation, dated July 27, 2005 and filed for record on July 28, 2005 in Instrument No. 20050728-0088442, Register's Office for Davidson County, Tennessee.

EXCLUDED FROM THE COVENANTS OF WARRANTY OF THIS DEED ARE:

1. Plat of record in Instrument No. 20031112-0165541, Register's Office for Davidson County, Tennessee, shows an Owner's Certificate, certain notes, easements and setback lines; and all matters shown on said Plat;

2. Detention easements, water quality structure, public utility easements, 20' joint ingress/egress easement, 1' reserved strip, permanent turnaround easements, 20' N.E.S. easement, 10' landscaping easement and all other matters shown on said plat of record in Instrument No. 20031112-0165541, Register's Office for Davidson County, Tennessee.

3. The Plan of record as shown as Exhibit "A" to the Master Deed in Instrument No. 20040922-0113858, said Register's Office, shows an Owner's Certificate, and subject to all matters as set for therein.

4. Master Deed and By-Laws for Glen Echo Hall, Horizontal Property Regime, of record in Instrument No. 20040922-0113858, Register's Office for Davidson County, Tennessee, and all easements, conditions, and restrictions contained therein, but deleting any covenant, condition, or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions, or restrictions would violate 42 U.S.C. 3604(c).

This property is improved property known as 515 Glen Echo Place, 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.

Notary Public
My Commission Expires: 11-2[illegible]

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:

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:

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

This Instrument was Prepared By:

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