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| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**2002 Richard Jones Road, Suite 203-A**<br>**Nashville, TN 37215** | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration for this transfer is: $0.00<br><br>Affiant<br>Subscribed and sworn to before me, this 25 day of August, 2017.<br><br>Notary Public<br>My Commission Expires: |

BILL GARRETT, Davidson County
Trans:T20170077204 DEEDQC
Recvd: 09/05/17 08:57 2 pgs
Fees:12.00 Taxes:0.00
20170905-0090643

WILLIAM T. CHAPMAN IV
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 09-10-2018

# QUITCLAIM DEED

| | | |
|---|---|---|
| Address New Owner:<br>Elizabeth Baker<br>1225 Crestfield Drive<br>Nashville, TN 37211 | Send Tax Bills To:<br>New Owner | Tax Information:<br>172-12-0B-088.00 CO |

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby **Jeffrey Yeager**(hereinafter referred to as the "Grantor") do hereby quitclaim, transfer and convey unto **Elizabeth Baker** his heirs and assigns all of his rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

A certain tract or parcel of Land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 393 on the Plan of Section Six, Bradford Hills, of record in Plat Book 7900, Page 6 and Plat Book 7900, Page 290, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed by Warranty Deed from George Binger and Gloria Binger, husband and wife to Elizabeth Baker and Jeffrey Yeager, wife and husband, as recorded on the 2nd day of August, 2016 in Instrument No. 20160802-0079844 and Warranty Deed from Steven D. Townsend and Sheri D. Funderburg Townsend, husband and wife to George Binger and Gloria Binger, husband and wife, as recorded on the 5th day of August, 1998 in Deed Book 11053, Page 901, in the Register's Office of Davidson County, Tennessee.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is unencumbered, except for 2017 taxes that are not yet due and payable, as well as any restrictions, conditions and easements of record.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25 day of August, 2017

**Jeffrey Yeager**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jeffrey Yeager, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 25 day of August 2017.

Notary Public

My Commission Expires: _____

