THIS INSTRUMENT PREPARED BY:

Paul F. Soper, Esq.
2323 21st Avenue S, Ste. 502
Nashville, Tennessee 37212

Bill Garrett Davidson County
Batch# 57209 DEEDQC
02/09/2018 09:41:30 AM 4 pgs
Fees: $23.00 Taxes: $2,309.47
20180209-0013192

ADDRESS NEW OWNER	**SEND TAX BILLS TO**	**MAP/PARCEL**
Baker Partners II 9015 English Wood Court Brentwood, TN 37027	Same as New Owner	104-12-0-243.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **PAUL F. SOPER, TRUSTEE,** a resident of the State of Tennessee ("Grantor" herein), has bargained and sold, and does hereby bargain sell, transfer and convey unto **BAKER PARTNERS, II**, a Tennessee general partnership ("Grantee" herein), its heirs, successors, and assigns, all of Grantor's right, title and interest in and to that certain parcel of land in **Davidson County, State of Tennessee**, more particularly described on **Exhibit A** attached hereto.

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.

THE SUBJECT PROPERTY IS IMPROVED REAL PROPERTY KNOWN AS: 1910 18th Ave. S, Nashville, Tennessee 37212.

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hand as of this 8th day of February, 2018.

Paul F. Soper, Trustee

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, Tricia Ball, a Notary Public of the State and County aforesaid, personally appeared PAUL F. SOPER, TRUSTEE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at Nashville, TN, this 8th day of February, 2018.

TRICIA BALL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Tricia Ball
Notary Public

My Commission Expires: 9/7/21

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $624,182.00.

Affiant

Sworn to and subscribed before me this 8th day of February, 2018.

Tricia Ball
Notary Public

TRICIA BALL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 9/7/21

EXHIBIT A

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 80, as shown on the map entitled Belmont Park Company's Addition to Nashville, of record in Plat Book 57, page 156, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to PAUL F. SOPER, TRUSTEE, by deed from HIGH STREET PARTNERS, A TENNESSEE GENERAL PARTNERSHIP, of record as Instrument No. 20170619-0061011, dated June 15, 2017, said Register's Office.

True Copy Certification

I, Paul F. Soper, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Tricia Ball, a notary public for this county and state, Paul F. Soper who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/7/21
Notary' Seal (if on paper):

