WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $168,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF MAY, 2004.

Notary Public

MY COMMISSION EXPIRES: July 9, 2006. (AFFIX SEAL) 7/9/06

THIS INSTRUMENT WAS PREPARED BY
Richmond Title Services, 209 10th Avenue South, Suite 235, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Todd J. Luebbe	First Horizon Home Loan Corporation	117-03-0-F-003.00 CO
(NAME)	(NAME)	
103 Bonnie Briar	1140 Hammond Drive	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37212	Atlanta, GA 30328	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Thomas D. Baughman, Trustee, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Todd J. Luebbe, a single man, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Building Site No. 3 on the Plan of Bonnie Briar of record in Book 6900, page 423, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Thomas D. Baughman, Trustee of the Thomas D. Baughman and Michelle C. Baughman Trust UAD 7/1/85 by deed from Thomas D. Baughman and Michelle C. Baughman, husband and wife, of record in Instrument No. 20010625-0067215, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 103 Bonnie Briar Lane, Nashville, TN 37212

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their 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.

Witness my hand this 13th day of May, 2004.

Michelle C Baughman

Thomas D. Baughman, Trustee

State of Tennessee
County of Davidson

I hereby certify that on this 13th day of May, 2004 before me, a Notary Public in and for the State and County aforesaid, personally appeared Thomas D. Baughman, known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purpose therein contained.

As witness my hand and Notarial Sea the day and year first above written.

Notary Public

My commission expires: 7/9/06

Davidson County DEEDWARR
Recvd: 05/25/04 07:56 1pgs
Fees:13.00 Taxes:621.60

20040525-0060903