Davidson County DEEDWARR
Recvd: 10/08/08 14:20 2 pgs
Fees:13.00 Taxes:525.03

20081008-0102212

File No. 280601321

WARRANTY DEED

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $141,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 day of Sept, 2008.

Notary Public

MY COMMISSION EXPIRES: 10/10/09
(AFFIX SEAL)

DONALD R. BARRETT, JR. NOTARY PUBLIC STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
5107 Maryland Way
Brentwood, TN 37027

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Courtney Baugh	Courtney Baugh	164.13-139
(NAME) 6012 Monroe Crossing	(NAME) 6012 Monroe Crossing	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, US Bank National Association, as Trustee for the Structured Asset Securities Corporation, Series 2005-AR1, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Courtney Baugh, hereinafter called the grantee(s), HER 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 Lot No. 129 on the Plan of Asheford Crossing Section Three of record in Plat Book 9700, Page 545, Register's Office for said County, to which reference is hereby made for a complete description.

Being the same property conveyed to US Bank National Association, as Trustee for the Structured Asset Securities Corporation, Series 2005-AR1 by deed from Vicky Lee and Robert Eugene Lee dated 10/31/07, filed 3/7/08 and recorded in Instrument No. 20080307-0023179, Register's Office for Davidson County, Tennessee.

Taxes for the year 2008 and all subsequent years, a lien, not yet due and payable. All prior years are paid.

Subject to the Declaration of the Planned Unit Development, all matters, terms and conditions affecting Asheford Crossing and any amendments thereto.

Subject to Restrictions as set forth in Book 9651, Page 90, Book 9980, Page 482, Book 10301, Page 180, Book 10640, Page 941, Book 10717, Page 97, said Register's Office.

Subject to easement as set forth in Book 9700, Page 545, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 6012 Monroe Crossing, Antioch, TN 37013
(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 GRANTEE(S), HER heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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.

Witness our hands this 21st day of August, 2008.

US Bank National Association, as Trustee for the Structured Asset Securiies Corporation, Series 2005-AR1

By: _____

Desmond Cline-Smythe
VP Loan Documentation

STATE OF MARYLAND
COUNTY OF FREDERICK

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Desmond Cline-Smythe VP Loan Doc with whom I am personally acquainted and who proved himself/herself to be the _____ of US Bank National Association, as Trustee for the Structured Asset Securities Corporation, Series 2005-AR1, the bargainor, and who, being authorized to do so, acknowledged he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand at office this 21 day of August, 2008.

Commission expires:

_____
Notary Public

LORA L. FERREE
NOTARY PUBLIC
WASHINGTON COUNTY
MARYLAND
MY COMMISSION EXPIRES JULY 1, 2010

File Number: 280601321

RETURN TO:
Sidwell Title
5107 Maryland Way
Brentwood, TN 37027

