Davidson County DEEDWARR
Recvd: 11/22/10 12:38 3 pgs
Fees:18.00 Taxes:1628.00
20101122-0093301

This Instrument Prepared By:
Lee & Lee Attorneys at Law, PC
109 East Gay Street
Lebanon, Tennessee 37087

L&L# A27-12A

ADDRESS NEW OWNER:
John T. Baugh, Jr.
720 Franklin Road
Lebanon, TN 37087

SEND TAX BILL TO:
Owner

MORTGAGEE:

CASH

MAP **158-09**
GROUP **A**
PARCEL **23.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Paul Kaufman and wife, Barbara Kaufman** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do transfer and convey unto **John T. Baugh, Jr.**, hereinafter called the GRANTEE, his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

> A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:
>
> Land in Davidson County, Tennessee, being Unit No. 12A, together with the appurtenant interest in the common elements of Chickering Woods, a horizontal property regime established by Master Deed and By-Laws in Book 6521, page 647, amended in Book 6912, page 132, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "D" to the aformentioned Master Deed and being located upon Lot No. 12 on the Plan of Chickering Woods of record in Book 6250, page 380, Register's Office for Davidsion County, Tennessee.
>
> Being the same property conveyed to Paul Kaufman and wife, Barbara Kaufman by deed from TRS of Tennessee, Inc. dated November 12, 2008, of record in Instrument no. 20081113-0112431, Register's Office for Davidson County, Tennessee.

This is improved property known as 6313 Chickering Woods Drive, Nashville, Tennessee 37215. Possession is to be given on November 19, 2010.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, his heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS, do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 19th day of November, 2010.

Paul Kaufman

Barbara Kaufman

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Paul Kaufman and wife, Barbara Kaufman**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and, who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 19th day of November, 2010.

NOTARY PUBLIC

JOHN M. LEE NOTARY PUBLIC STATE OF TENNESSEE

My Commission Expires: 10-28-14

* * * * * *

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $440,000.00.

AFFIANT

Subscribed and sworn to before me on this 19th day of November, 2010.

NOTARY PUBLIC

JOHN M. LEE NOTARY PUBLIC STATE OF TENNESSEE

My Commission Expires: 10-28-14

ELECTRONIC DOCUMENT CERTIFICATION

I, John M. Lee, 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.

John M. Lee, Attorney

State of Tennessee
County of Wilson

Personally appeared before me, Cindy M. Blevins, a notary public for this county and state, John M. Lee, who acknowledges that this certification of an electronic document is true and correct and whose signatures I have witnessed.

Notary Public

MY COMMISSION EXPIRES: 7-8-2012

