BILL GARRETT, Davidson County
Trans:T20110065247 DEEDWARR
Recvd: 10/19/11 09:14 2 pgs
Fees:13.00 Taxes:103.60
20111019-0081199

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $28,000.00

Affiant

Subscribed and sworn to before me, this 14TH DAY OF OCTOBER, 2011.

Notary Public

MY COMMISSION EXPIRES: 11-7-11

(AFFIX SEAL)

MARY BIRTHRIGHT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William L. Baugher, married	SAME	06116024800
	(NAME)	
P O BOX 943		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37024		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Ella Lucile Worrell Clark and husband Walter Thomas Clark, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto William L. Baugher, married, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOTS NOS. 20 AND 21 AND THE WESTERLY 25 FEET OF LOT NO. 22 OF BLOCK "D" ON THE PLAN OF THE RESUBDIVISION OF SUNNYMEADE, AS OF RECORD IN BOOK 974, PAGES 56 AND 57, REGISTER'S OFFICE FOR DAVIDSON COUNTY , TENNESSEE.

SAID LOTS NOS. 20, 21 AND PART OF LOT NO. 22 FRONT TOGETHER 125 FEET ON THE SOUTHERLY SIDE OF ARDEE AVENUE AND RUN BACK BETWEEN PARALLEL LINES 140 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO ISOM LONZIE CLINARD AND WIFE, ELLA LUCILE CLINARD BY DEED FROM ASSOCIATES CAPITAL CORPORATION OF RECORD IN BOOK 4951, PAGE 674, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. ALSO BEING THE SAME PROPERTY CONVEYING A LIFE ESTATE TO GEORGE WORRELL AND WIFE, MAUDIE WORRELL OF RECORD IN BOOK 4951, PAGE 680, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. MAUDIE WORRELL DIED OCTOBER 12, 1983 AND GEORGE WORRELL DIED JULY 9, 1984. ALSO BEING THE SAME PROPERTY CONVEYED TO ELLA LUCILLE CLINARD BY QUITCLAIM DEED FROM ISOM LONZIE CLINARD OF RECORD IN INSTRUMENT NO. 20111019-0081198, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. ALSO BEING THE SAME PROPERTY CONVEYED TO ELLA LUCILE WORRELL CLARK AND WALTER THOMAS CLARK, HUSBAND AND WIFE BY QUITCLAIM DEED FROM ELLA LUCILE WORRELL CLARK OF RECORD IN INSTRUMENT NO. 20101117-0091805, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE

ELLA LUCILLE CLINARD , ELLA LUCILE CLINARD, ELLA LUCILE CLARK AND ELLA LUCILE WORRELL CLARK BEING ONE AND THE SAME PERSON.

THIS CONVEYANCE IS SUBJECT TO THE 2012 TAX , AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1242 Ardee Avenue, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

WARRANTY DEED
(Continued)

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/our hand(s) this 14th day of October, 2011.

Ella Lucile Worrell Clark
Ella Lucile Worrelll Clark

Walter Thomas Clark
Walter Thomas Clark

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ella Lucile Worrell Clark and Walter Thomas Clark, wife and husband the herein bargainor(s), 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, this the 14th day of October, 2011.

Mary Birthright
Notary Public

My Commission Expires: 11-7-11

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072