WARRANTY DEED

Heather Lee
State of Tennessee Notary Public
Rutherford Co

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $34,000.00

nmckinney
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of February, 2012.

Heather Lee
Notary Public

MY COMMISSION EXPIRES: 8-20-13
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Allegiance Title of Tennessee, LLC
278 Doug Warpoole Road, Ste 317
Smyrna, TN 37167

12001553

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William L. Baugher	William L. Baugher	
(NAME) P.O. Box 943	(NAME) P.O. Box 943	072 13 0 257.00
(ADDRESS) Brentwood, TN 37024	(ADDRESS) Brentwood, TN 37024	
(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, **Robert J. Trummeter and Kimberly C. Scott-Trummeter, Trustees of The Trummeter Family Trust dated June 15, 2011** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **William L. Baugher** 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:

Being all of Lot No. 1 on the plan of Resubdivision of Lots 218, 219 & 220 Plan of Trevecca Subdivision of Renraw of record in Instrument Number 20100629-0050668, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being part of the same property conveyed to Robert J. Trummeter, single by Special Warranty Deed dated March 13, 2006 from Bank One, National Association, as Trustee, of record in Instrument Number 20060413-0042367 and re-recorded in Instrument Number 20060717-0085692, Register's Office for Davidson County, Tennessee. Being further conveyed to Robert J. Trummeter and Kimberly C. Scott-Trummeter, Trustees of The Trummeter Family Trust dated June 15, 2011, remaining the sole and separate property of Robert J. Trummeter by Quitclaim Deed dated July 18, 2011 from Robert J. Trummeter, a married man who acquired title as a single man of record in Instrument Number 20110725-0056940, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

Improved Property known as: **911 Douglas Avenue, Nashville, Tennessee 37206**

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.

BILL GARRETT, Davidson County
Trans:T20120012975 DEEDWARR
Recvd: 02/22/12 12:57 2 pgs
Fees:13.00 Taxes:125.80
20120222-0015331

Witness our hands this 17th day of February, 2012.

Trumineter Family Trust dated June 15, 2011

By: _____
Robert J. Trummeter, Trustee

By: _____
Kimberly C. Scott-Trummeter, Trustee

STATE OF CALIFORNIA
COUNTY OF RIVERSIDE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert J. Trummeter and Kimberly C. Scott-Trummeter*, Trustees of The Trummeter Family Trust dated June 15, 2011 the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

*a/k/a K.C. Scott-Trummeter

Witness my hand and official seal at office this 17th day of February, 2012.

Commission expires: SEPTEMBER 3, 2013

_____
Notary Public

BARENDT CHRISTOPHER SIMONSON
COMM. # 1863703
NOTARY PUBLIC - CALIFORNIA
RIVERSIDE COUNTY
MY COMM. EXP. SEP. 3, 2013

RETURN TO:

ALLEGIANCE TITLE OF TENNESSEE, LLC
278 DOUG WARPOOLE ROAD, STE 317
SMYRNA, TN 37167