BILL GARRETT, Davidson County
Trans:T20120070968 DEEDWARR
Recvd: 09/20/12 13:24 2 pgs
Fees:13.00 Taxes:497.65
20120920-0085579

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5409 Maryland Way
Suite 130
Brentwood, Tennessee 37027
File No.: TN122159

WARRANTY DEED

JANE GRAZER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $134,500.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of September, 2012.

NOTARY PUBLIC

My commission expires: 8/16/14

THIS INSTRUMENT PREPARERD BY:
Limestone Title and Escrow, LLC, 5409 Maryland Way, Suite 130, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marrianne Baugh 3911 Dodson Chapel Road, #36 Hermitage, TN 37076	Same address as new owner	086140C03600

FOR AND IN CONSIDERATION of the sum of One Hundred Thirty Four Thousand Five Hundred and 00/100 Dollars ($134,500.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **MARGARET JUNE TRIMBLE, AN UNMARRIED PERSON**, hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto, **MARRIANNE BAUGH**, hereinafter called the Grantee, her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

A certain condominium unit in Davidson County, Tennessee, described as follows: Unit No. 36 in a Horizontal Property Regime as shown on the condominium site plan of Villas at Woodhaven as shown as Exhibit A-2 of the Master Deed called Woodhaven Condominiums, which is one in the same, as of record in Instrument No. 20011005-0108857, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Margaret June Trimble, an unmarried person, by Warranty Deed from Richard A. Nelson, married, dated 4/30/2002, recorded 5/3/2002, of record in Instrument No. 20020503-0054681, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters as shown on plat of record in Instrument No. 20011005-0108857; to any and all restrictive covenants and/or easements of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property known and designated as 3911 Dodson Chapel Road, #36, Hermitage, TN 37076.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee, her heirs and assigns, forever.

The undersigned covenant with the said Grantee that she is lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2012 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee.

The undersigned further covenant and bind herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, her heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY HAND, this the 14th day of September, 2012.

Margaret June Trimble
MARGARET JUNE TRIMBLE

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public, Margaret June Trimble, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 14th day of September, 2012.

Leslie Garside
Notary Public

Leslie Garside
Printed Notary Name

My commission expires: 12/23/2014

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
MADISON COUNTY