# WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $229,900.00

Affiant

Subscribed and sworn to before me, this 13th DAY OF February, 2013.

Notary Public

MY COMMISSION EXPIRES: 5/20/14
(AFFIX SEAL)

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

R-MK-12-04703

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Nathan Michael Baugh | Regions Bank d/b/a Regions Mortgage | |
| 4703 A Illinois Ave | (NAME) 2050 Parkway Office Circle | |
| (ADDRESS) Nashville, TN 37209 | (ADDRESS) Birmingham, AL 35244 | 0911109000 |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we DALE AVENUE, LLC, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto NATHAN MICHAEL BAUGH, UNMARRIED hereinafter called the Grantee(s), 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 LOT NO. 606, BLOCK 104 ON THE PLAN OF NO. 1 WEST NASHVILLE OF RECORD IN PLAT BOOK 57, PAGE 74 AND 75, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO DALE AVENUE, LLC BY DEED FROM J.P. HOFFMAN, JR. OF RECORD AT INSTRUMENT NO. 20120717-0062629, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JULY 9, 2012 AND RECORDED ON JULY 17, 2012.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THE FOLLOWING:

2013 TAXES PRORATED AT CLOSING AND ASSUMED BY GRANTEE.

SUBJECT TO ALL MATTERS SHOWN ON THE PLAN OF RECORD IN PLAT BOOK 57, PAGE 74 AND 75, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

DEPARTMENT OF CODES ADMINISTRATION FOR ELECTRICAL PERMIT ISSUED FOR DETACHED STRUCTURE OF RECORD IN BOOK 7932, PAGE 78, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved ( X ) property, known as 4703 A Illinois Ave, Nashville, Tennessee 37209
(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), their 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), 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:T20130012847 DEEDWARR
Recvd: 02/14/13 14:52 2 pgs
Fees:13.00 Taxes:850.63
20130214-0015295

Witness my/our hand(s) this 13th day of February, 2013.

Dale Avenue, LLC

BY:_____
Jeff Gaw, Chief Manager

STATE OF Tennessee
COUNTY OF Davidson

On this the 11th day of February, 2013, before me personally appeared Jeff Gaw, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Chief Manager of Dale Avenue, LLC, the within named bargainor, a limited liability company, and that he/she as such Chief Manager executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 11th day of February, 2013.

_____
Notary Public

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

My Commission Expires:

**RETURN TO:**
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903