WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $555,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF MARCH, 2013

Notary Public

MY COMMISSION EXPIRES: 10-11-15

(AFFIX SEAL)

LAURA D. PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney
2525 21st Avenue South, 2nd Floor
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dennis W. Clark	NEW OWNER	
(NAME)	(NAME)	
1041 Overton Lea Road		Map 145-8
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220		Parcel 7.00
(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, **RUSSELL E. BAUGH AND WIFE, ELISABETHA C. BAUGH** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DENNIS W. CLARK,** 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: an unmarried person

Land in Davidson County, Tennessee, being Lot No. 9 on the Map of the Third Addition to Lealand Manor, a part of the Overton Lea Estate, described according to a survey made by William A. Pitts, Surveyor, as follows: Beginning on the southerly margin of Overton lea Road, at the northeast corner of the property conveyed to William A. Manier, III, and wife, by deed from A. M. Gant and wife, of record in Book 1712, page 620, Register's Office for said County, being the corner of Lots Nos. 8 and 9; thence with the line between said two lots, southwestwardly 346.9 feet to the northerly margin of Ridge View Drive; thence with same, southeastwardly 170.78 feet to the beginning of a curve; thence around said curve with a radius of 30 feet northeastwardly 41.34 feet to the northwesterly margin of Lakeview Drive; thence with same, northeastwardly 394.69 feet to the beginning of another curve; thence around said curve with a radius of 22.95 feet, northwestwardly 52.01 feet to the southerly margin of Overton Lea Road; thence with same westwardly 248.92 feet to the beginning.

Being the same property conveyed to Russell E. Baugh and wife, Elisabetha C. Baugh by Deed from Aileen Ewart Major, filed for record September 25, 1974 in Book 4855, page 17, corrected in Book 5409, page 840, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: 2013 real property taxes have been prorated and assumed by the grantee(s).

unimproved ☐

This is improved ☒ property, known as **1041 Overton Lea Road, Nashville, TN 37220**

(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 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:T20130020908 DEEDWARR
Recvd: 03/14/13 11:13 2 pgs
Fees:13.00 Taxes:2053.50
20130314-0025473

Witness our hands this 11th day of March, 2013.

Russell E. Baugh
by Carol B. Webster AIF

Russell E. Baugh
By: Carol B. Webster, Attorney in Fact

Elisabetha C. Baugh
by Carol B. Webster AIF

Elisabetha C. Baugh
By; Carol B. Webster, Attorney in Fact

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this **28th day of February, 2013**, before me personally appeared, **Carol B. Webster**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Russell E. Baugh and Elisabetha C. Baugh** and acknowledged that she executed the same as the free act and deed on behalf of **Russell E. Baugh and Elisabetha C. Baugh.**

Witness my hand and official seal at Nashville, Tennessee this 11th day of March, 2013.

Commission expires:

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 6, 2013

Robert L Scruggs
Notary Public

RETURN TO:
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067