(1)

BILL GARRETT, Davidson County
Trans: T20130038844 DEEDWARR
Recvd: 05/09/13 10:37 2 pgs
Fees: 13.00 Taxes: 592.00

20130509-0046974

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$160,000.00**

Affiant

Subscribed and sworn to before me, this 7th day of May, 2013

Notary Public

MY COMMISSION EXPIRES: 03-07-17
(AFFIX SEAL)

# WARRANTY DEED

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

| ADDRESS NEW OWNERS AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| William L Baugher Jr. | New Owner | 146-04 |
| (NAME) | (NAME) | (MAP) |
| P.O. Box 943 | | 34 |
| (ADDRESS) | (ADDRESS) | (PARCEL) |
| Brentwood, TN 37024-0943 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, William L. Baugher, married, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto William L Baugher Jr. and wife, Anna Baugher, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 704 on the Plan of Caldwell Hall, Section Ten, of record in Plat Book 3106, page 79, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Said Lot 704 fronts 84 feet on the south side of Harding Place, and extends back 152.3 feet on the west line and 149.86 feet on the east line, to a dead line in the rear on which it measures 92.4 feet.

Included in the above described property but excluded is the property conveyed to the State of Tennessee by deed from by William Dudley Borders for the Estate of Eugenia Robertson Sims of record in Book 10399, page 618, Register's Office for Davidson County, Tennessee, to which deed reference is hereby made for a more complete description of the excluded property. Being the same property conveyed to William L. Baugher by deed from Cornerstone Investments, Inc. also known as Cornerstone Investments of record in Instrument Number 20090223-0015320 Register's Office for Davidson County, Tennessee, dated February 20, 2009, recorded February 23, 2009.

Kathryn Hester Baugher joins in this conveyance for the purpose of conveying any interest she may have in the property by virtue of her marriage to William L. Baugher.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is improved property known as: 715 Harding Place, Nashville, Tennessee 37211

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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind ourselves, my 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 7th day of May, 2013.

William L. Baugher

Kathryn Hester Baugher

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared William L. Baugher and wife, Kathryn Hester Baugher, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath acknowledged themselves to be the within named bargainor and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 7th day of May, 2013.

Notary Public

My Commission Expires: 9/23/13

JENNIFER S. DUNLAP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY