BILL GARRETT, Davidson County
Trans:T20130063467 DEEDWARR
Recvd: 07/25/13 12:17 2 pgs
Fees:13.00 Taxes:166.50

20130725-0077065

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $45,000.00

Affiant

Subscribed and sworn to before me, this 24th day of July, 2013

Notary Public

MY COMMISSION EXPIRES: 9/23/13
(AFFIX SEAL)

JENNIFER S. DUNLAP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON 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	New Owner	044-09-0
(NAME)	(NAME)	(MAP)
204 Rayon Drive		006.00
(ADDRESS)	(ADDRESS)	(PARCEL)
Old Hickory, TN 37138		
(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, that EFD Forrest Development LLC, a Tennessee limited liability company, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto William L. Baugher, hereinafter called Grantee, his heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

The following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 267 on the plan of Rayon City, Old Hickory, Tennessee, of record in Book 843, Page 13, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to EFD Forrest Development, LLC, by Warranty Deed from First Jordan, FLP, as Trustee of the 204 Rayon Drive Trust, of record in Instrument Number 20130306-0022447, Register's Office for Davidson County, Tennessee.

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: 204 Rayon Drive, Old Hickory, Tennessee 37138

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, his heirs and assigns forever; and it does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and it does further covenant and bind itself and its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 24th day of July, 2013.

EFD Forrest Development, LLC

By: _____
Ed Dilts, Member

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Ed Dilts with whom I am personally acquainted and who upon his oath acknowledged himself to be the Member of EFD Forrest Development LLC the within named bargainer, a limited liability company, and that he as such Member being authorized so to do, executed the foregoing instrument for the proposes therein contained by signing the name of the limited liability company by the said Ed Dilts as such Member.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 24th day of July, 2013.

Notary Public

My Commission Expires: 9/23/13

