WARRANTY DEED	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $46,000.00 Affiant Subscribed and sworn to before me, this 21 day of January, 2014 Notary Public MY COMMISSION EXPIRES: 9/20/17 (AFFIX SEAL)

JENNIFER S. DUNLAP NOTARY PUBLIC STATE OF TENNESSEE 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	
(NAME)	(NAME)	(MAP)
P.O. Box 943		059-16-0-219.00
(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, Annette Dowdy, Executrix of the Estate of Charlesetta Hughes, hereinafter called the Grantor(s), have bargained and sold, and by these presents do 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:

Land in Davidson County, Tennessee, being Lot No. 216 on the Plan of Trinity Hills Village, Section II, First Addition of record in Plat Book 4460, Page 45, 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 the same property conveyed to Charlesetta Hughes, unmarried by Deed from Jones Homes, Inc., a Tennessee corporation of record in Book 4735, page 65, Register's Office for Davidson County, Tennessee. The said Charlesetta Hughes having since died. The property is being conveyed by Annette Dowdy, Executrix of the Estate of Charlesetta Hughes pursuant to Order dated January 10, 2014, and entered in Case No. 12P-308, Seventh Circuit Court 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 ( ) unimproved (X) improved property, known as: 604 Troy Ct., Nashville, Tennessee 37207.

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:T20140004600 DEEDWARR
Recvd: 01/21/14 16:04 2 pgs
Fees:13.00 Taxes:170.20
20140121-0005738

Witness my/our hand(s) this 18 day of January, 2014.

Annette Dowdy

Annette Dowdy, Executrix of the Estate of
Charlesetta Hughes

STATE OF Indiana
COUNTY OF Marion

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Annette Dowdy, Executrix of the Estate of Charlesetta Hughes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the within named bargainor, and that she executed the foregoing instrument of her own free will for the purposes therein set forth.

Witness my hand and official seal at office at IndianaPolis IN on this the 18 day of January, 2014.

Notary Public

My Commission Expires:

OFFICIAL SEAL
DANIEL S. DUFFER
NOTARY PUBLIC – INDIANA
JOHNSON COUNTY
My Comm. Expires 06/18/2018