BILL GARRETT, Davidson County
Trans:T20140009275 DEEDWARR
Recvd: 02/10/14 10:23 2 pgs
Fees:13.00 Taxes:795.13

20140210-0011361

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $214,900.00

Affiant

Subscribed and sworn to before me, this 31st DAY OF January, 2014.

Notary Public

MY COMMISSION EXPIRES: 4-23-14
(AFFIX SEAL)

TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

BR14-2709

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frank Baugh	Churchill Mtg. (NAME)	
2709 Fogle Street (ADDRESS)	1161 Old Hickory Blvd (ADDRESS)	# 400
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Brentwood TN 37027 (CITY) (STATE) (ZIP)	172-15A-095.00CO

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 WESLEY M. PLUNK AND WIFE, EMILY B. PLUNK, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto PATRICIA BAUGH AND FRANK BAUGH, WIFE AND HUSBAND , 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. 18 on the Plan of Holt Woods, Section Two, of record in Plat Book 9700, Page 277, 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 Kevin Hargrove and wife, Diane Hargrove by Warranty Deed from Robert B. Kilpatrick and Lindsay Kilpatrick, of record in Instrument No. 20060322-0032836, Register's Office for Davidson County, Tennessee, dated March 16, 2006 and recorded on March 22, 2006.

Being the same property conveyed to Wesley M. Plunk and wife, Emily B. Plunk by Warranty Deed from Kevin Hargrove and wife, Diane Hargrove, of record in Instrument No. 20120514-0041341, Register's Office for Davidson County, Tennessee, dated April 30, 2012 and recorded on May 14, 2012.

This conveyance is subject to (a) taxes and assessments which have pro-rated as of the date of closing and assumed by the Grantee(s) herein; (b) any and all applicable governmental and/or zoning regulations (c) all easements, restrictive covenants and conditions and other matters as set forth on all applicable instruments of record, including, but not limited to Plan of record in Plat Book 9700, Page 277; all matters shown on the P.U.D. Boundary Plat of record in Plat Book 7900, Page 668; Covenants, Conditions and Restrictions of record in Book 9570, Page 22, and Book 10256, Page 504; Charter for Holt Woods Homeowners Association, Inc. of record in Book 9570, Page 5; Conveyance of open space to HOA of record in Instrument No. 20020807-0095356; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 10316, Page 585, in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 2709 Fogle Street, Nashville, Tennessee 37211
(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.

Witness my/our hand(s) this 31st day of January, 2014.

Wesley M. Plunk

Emily B. Plunk

Emily B. Plunk

STATE OF Tennessee
COUNTY OF Williamson

On this the 31st day of January, 2014, before me personally appeared ~~Frank Baugh and Patricia Baugh~~ *Wesley M Plunk and Emily B Plunk to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 31st day of January, 2014.

Notary Public

My Commission Expires: 2/21/2017

(SEAL)

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959