WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140041962 DEEDWARR
Recvd: 06/13/14 11:37 2 pgs
Fees:13.00 Taxes:203.50
20140613-0051816

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $55,000.00

William L Baugher
Affiant

Subscribed and sworn to before me, this 12th day of June, 2014

Jennifer O Lindsey
Notary Public

MY COMMISSION EXPIRES: 9/20/17
(AFFIX SEAL)

WILLIAMSON COUNTY NOTARY PUBLIC STATE OF TENNESSEE JENNIFER O'DONNELLAP

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		071-15-0-056.00
(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/we, James A. Meadows and wife, Onether I. Meadows, 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(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. 22 on the Plan of Eastmoreland Place Shields Subdivision of Gleaves Land, of record in Plat Book 161, Page 170, 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 James A. Meadows by Special Warranty Deed from Mai Ellen Meadows Rawls, of record in Book 9250, page 15, Register's Office for Davidson County, Tennessee; further conveyed to Carolyn Adams, Trustee by Quitclaim Deed from James A. Meadows, of record in Book 10067, page 771, Register's Office for Davidson County, Tennessee, and within the same deed the said Carolyn Adams, Trustee conveyed her interest in the subject property to James A. Meadows and wife, Nancy P. Meadows. The said Nancy P. Meadows later died on September 6, 1997, leaving her husband, James A. Meadows as the surviving tenant by the entirety; further conveyed to Larry D. Craig, Trustee by Quitclaim Deed from James A. Meadows, of record in Instrument Number 20021002-0119823, Register's Office for Davidson County, Tennessee and within the same deed the said Larry D. Craig, Trustee conveyed his interest in the subject property to James A. Meadows and wife, Onether I. Meadows.

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: 134 Lucile Street, 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.

Witness my/our hand(s) this 12th day of June, 2014.

James A. Meadows

James A. Meadows

Onether I. Meadows

Onether I. Meadows

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared James A. Meadows and wife, Onether I. Meadows with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), 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 12th day of June, 2014.

Jennifer S. Dunlap

Notary Public

JENNIFER S. DUNLAP
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

My Commission Expires: 9/2017