This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW14303

BILL GARRETT, Davidson County
Trans:T20140050889 DEEDWARR
Recvd: 07/16/14 09:57 2 pgs
Fees:13.00 Taxes:462.50
20140716-0062716

Send Tax Bills To:
Acopia, LLC
306 Northcreek Blvd., Suite 100
Goodlettsville, TN 37072

New Owner is:
David L. Skiles
2746 Jones Avenue
Nashville, TN 37207

MAP: 060-16-0

PARCEL: 121.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **William L. Baugher, married**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **David L. Skiles and wife, Toni N. Skiles** , hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Known As: **2746 Jones Avenue, Nashville, TN 37207**

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

ALL that certain parcel of land situate in Davidson County, Tennessee, being more particularly described as follows:

BEING the south part of Lot No. 21 on the Plan of Joywood Heights, Section 3, not of record, described according to a survey made by W. W. Turner Company, Engineers, March 14, 1947, as follows: Beginning at an iron pin in the westerly margin of Jones Avenue, being the southeast corner of the property conveyed to Andrew B. McClurkan and wife, by deed from Guy Edward Pardue and wife, of record in Book 2880, Page 141, Register's Office for Davidson County, Tennessee; thence with said McClurkan's southerly line, North 81 degrees 30 minutes West 825 feet to an iron pin in the easterly margin of a 2-foot reserved strip; thence with the same, South 1 degree 15 minutes West 71 feet to the corner of Lots Nos. 21 and 22; thence with the line between said two lots, South 81 degrees 30 minutes East 815 feet to the westerly margin of Jones Avenue; thence with the same, North 6 degrees 15 minutes West 71 feet to the beginning.

Being the same property conveyed to William L. Baugher by Warranty Deed from Federal National Mortgage Association, dated 2/25/13 and recorded 2/28/13 in Instrument Number 20130228-0019997, Register's Office for Davidson County, Tennessee.

This property has never been the marital residence of Grantor(s) and as such is not subject to any homestead, dower or other marital interests as contemplated by T.C.A. 26-2-301 or other similar statute.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and

possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 11th day of July, 2014.

GRANTOR(S):

WILLIAM L. BAUGHER

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **William L. Baugher**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 11th day of July, 2014.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

NOTARY PUBLIC
My Commission Expires:_____

STATE OF ~~TENNESSEE~~
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$125,000.00**.

AFFIANT

SWORN TO and subscribed before me this 11th day of July, 2014.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

NOTARY PUBLIC
My commission expires:_____