WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $88,000.00

+RH Reba F. Hicks
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of March, 2015.

Deanie L. Gregory
Notary Public

MY COMMISSION EXPIRES: 1-9-18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

DEANIE L. GREGORY, ATTORNEY AT LAW
GREATER NASHVILLE TITLE AND CLOSING COMPANY
200 MADISON STREET
MADISON, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
William L. Baugher	Same as New Owner	08616001100
(NAME)	(NAME)	
P O Box 943		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37024-0943		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20150016290 DEEDWARR
Recvd: 03/06/15 09:58 2 pgs
Fees:13.00 Taxes:325.60
20150306-0019292

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Reba F. Hicks, an unmarried woman, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William L. Baugher, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

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

Being Lot No. 68 on the Plan of Section Three, Hermitage Woods, of record in Plat Book 5050, Page 109, Register's Office for Davidson County, Tennessee, to which description is hereby made for a more complete and accurate description.

Being the same property conveyed to William H. Hicks and Wife, Reba F. Hicks from Samuel R. Pierce, Jr., Secretary of Housing and Urban Development, of Washington, D.C. by Cash Deed for Tennessee dated June 22, 1987 of record in Book 7277, Page 789, Register's Office for Davidson County, Tennessee. The said William H. Hicks having since died.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: TAXES FOR THE YEAR 2015 AND SUBSEQUENT YEARS THEREAFTER; SUBJECT TO NOTES, EASEMENTS, SETBACK LINES, AND ALL MATTERS SET FORTH ON THE PLAN OF SECTION THREE, HERMITAGE WOODS OF RECORD IN PLAT BOOK 5050, PAGE 109, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; SUBJECT TO ANY RESTRICTIONS, EASEMENTS, ETC., OF PUBLIC RECORD THAT MAY AFFECT SUBJECT PROPERTY.

****This is NOT the primary residence of Grantor named herein.****

unimproved ☐

This is improved ☑ property, known as 1314 Tulip Grove Rd., Hermitage, TN 37076
(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, his heirs and assigns forever; and we do covenant with the said GRANTEE 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, 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 hand this 4th day of March, 2015.

Reba F. Hicks
Reba F. Hicks

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 4th day of March, 2015, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Reba F. Hicks**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
1-9-2018

Diane L. Gregory
Notary Public,



Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115