RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: JH150233

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150034950 DEEDWARR
Recvd: 05/06/15 11:14 3 pgs
Fees:18.00 Taxes:120.25
20150506-0041353

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $32,500.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of May, 2015.

NOTARY PUBLIC

My commission expires: 1-3-15

BROOKE SMITH STATE OF TENNESSEE NOTARY PUBLIC COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lance Baugher P.O. Box 943 Brentwood, TN 37027	Same address as new owner	072-09-0-002.00

FOR AND IN CONSIDERATION of the sum of Thirty Two Thousand Five Hundred and 00/100 Dollars ($32,500.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **MARY WILLIAMS, TRUSTEE AND GUARDIAN FOR SUZANNE LEMKE**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **WILLIAM L. BAUGHER**, hereinafter called the Grantee(s), his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being the westerly half of Lot No. 35 on the Plan of Walnut Grove Subdivision, of Lot No. 5 of Stull Tract, as of record in Book 332, Page 34, Register's Office for said County.

Said part of Lot No. 35 fronts 50 feet on the northerly side of Cherokee Avenue and runs back 332.9 feet on the westerly line and 336.25 feet, more or less, on the easterly line, to a dead line, measuring 50 feet thereon.

BEING the same property conveyed to Herbert M. Lemke, by Executor's Deed from Mary Williams, Executor of the Last Will and Testament of Herbert A. Limke, deceased, dated August 24, 2005 and recorded August 31, 2005, of record in Instrument No. 20050831-0104146, in the Office of the Register of Deeds of Davidson County, Tennessee.

THEREAFTER, being the same property conveyed to Mary Williams, Trustee for Suzanne Lemke, and Herbert M. Lemke, reserving a Life Estate, by Quit Claim Deed from Herbert M. Lemke, dated February 26, 2007 and recorded February 28, 2007, of record in Instrument No. 20070228-0024758, in the office aforesaid. The said Herbert M. Lemke having since died on October 5, 2014, a resident of Davidson County, Tennessee. *See also*: Order approving sale in Docket No. 15P463, in the Seventh Circuit Court for Davidson County, Tennessee, at Nashville, Probate Division.

The address of the herein described property is believed to be 847 Cherokee Avenue, Nashville, TN 37207, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2015 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 29th day of April, 2015.

Mary Williams

Mary Williams as Trustee and Guardian for Suzanne Lemke

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Mary Williams, Trustee and Guardian for Suzanne Lemke, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Personally appeared before me, a Notary Public, of said County and State, Mary Williams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Trustee and Guardian for Suzanne Lemke, the within named bargainor and that she as such Trustee and Guardian for Suzanne Lemke, executed the foregoing instrument for the purposes therein contained by signing as Trustee and Guardian for Suzanne Lemke. Pursuant to Letters of Guardianship Lasalle County Illinois Circuit Court Docket No. 04-P-277, filed November 18, 2004 and Order for Sale Davidson County Circuit Court, Probate Division Docket No. 15P463, filed April 1, 2015.

WITNESS my hand and seal, this the 29th day of April, 2015.

Vernice Begly

Notary Public

Vernice Begly

Printed Notary Name

My commission expires: 3-13-17

OFFICIAL SEAL
VERNICE BEGLY
Notary Public - State of Illinois
My Commission Expires Mar 13, 2017