Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd, Suite 101
Brentwood, TN 37027

JONATHAN THRETON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $45,000.00

Affiant

Subscribed and sworn to before me, this 20th day of November, 2015

Notary Public
My commission expires: 3-8-16

Address of New Owner:	Send Tax Bills to:	Tax Information
William L. Baugher, Jr. 806 Due West Avenue North Madison, TN 37115-3402	New Owner	051-01-0-028-00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Freddie McLean and wife, Kanice McLean,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **William L. Baugher, Jr.,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

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

Being Lot No. 34 on the Plan of Due West Valley Acres, not of record, described according to a survey made by H. R. Swann, Surveyor, as follows:

Beginning on the northerly margin of Due West Avenue at the southeast corner of Lot 33 on said Plan conveyed to M. M. Cunniff by deed from L. C. Cunniff, Trustee, in Book 2437, page 11, Register's Office for said County; thence with the line between Lot Nos. 33 and 34, northeasterly 489.4 feet; thence southwardly 236.6 feet to the northwest corner of Lot No. 35 on said Plan conveyed to Joseph Franklin Hatfield and wife, by deed from L. C. Cunniff and wife, of record in Book 1940, page 497, said Register's Office; thence with the line between said Lots 34 and 35, southwestwardly 302.4 feet to the northerly margin of said Avenue; thence with the same westwardly 100.07 feet to the beginning.

Being the same property conveyed to Freddie J. McLean and wife, Kanice McLean by warranty deed from Paul E. Hatfield, Joseph S. Hatfield, Regina Hatfield Evans and Paula Elaine Hatfield, heirs at law of Georgia Bennett Hatfield, deceased of record in Book 8948, page 739, Register's Office for Davidson County, Tennessee, dated 05/05/1993 and recorded on 05/14/1993.

This property is improved property known as 806 Due West Avenue North, Madison, TN, 37115-3402

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

BILL GARRETT, Davidson County
Trans:T20150100878 DEEDWARR
Recvd: 11/30/15 09:57 2 pgs
Fees:13.00 Taxes:166.50
20151130-0120217

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 the 20th day of November, 2015.

Freddie McLean

Kanice McLean

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Freddie McLean and Kanice McLean** the bargainor(s), 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.

Witness my hand and official seal at ~~Franklin~~ Hoke NC, ~~Tennessee~~, this the 20th day of November, 2015.

Notary Public

My Commission expires: June 19, 2017

LINDA R. HOLLINGSWORTH NOTARY PUBLIC HOKE COUNTY, N. C.

FILE NO: 2015114020