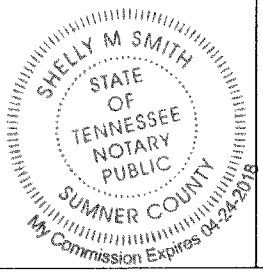
Davidson County DEEDWARR
Recvd: 02/24/16 14:20 2 pgs
Fees:13.00 Taxes:665.63
20160224-0017689

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$174,000.00~~ 179,900

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 22 DAY OF February 2016.

Notary Public

MY COMMISSION EXPIRES: 4-24-2018

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

160293

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Talina Tucker	Highlands Residential Mortgage	
(NAME) 6012 Monroe Crossing	(NAME) 12001 N Central Expressway Ste 750	164-13/139
(ADDRESS) Antioch, TN 37013	(ADDRESS) Dallas TX 75243	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **COURTNEY BAUGH, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TALISHA TUCKER UNMARRIED,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 129 on the Plan of Asheford Crossing Section Three, of record in Plat Book 9700, Page 545, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Courtney Baugh by deed from US Bank National Association, as Trustee for the Structured Asset Securities Corporation, Series 2005-AR1, dated August 21, 2008, of record in Instrument No. 20081008-0102212, Register's Office for Davidson County, Tennessee.

This conveyance is subject to 2016 Real Property Taxes; all matters appearing on the plan of record in Book 9700, Page 545, said Register's Office; restrictive covenants of record in Book 9651, Page 900, Book 11455, Page 769, Book 9980, Page 482, Book 10301, Page 180, Book 10353, Page 575, Book 10640, Page 941, Book 10717, Page 97, Instrument No. 20001018-0103441, and Instrument No. 20010418-0038191, said Register's Office; Bylaws of record in Book 9651, Page 925, said Register's Office; and Charter of record in Book 9651, Page 895, said Register's Office.

unimproved
This is improved x property, known as 6012 Monroe Crossing, Antioch, TN 37013
(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 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 hand this 22 day of FEB, 2016

COURTNEY BAUGH

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Courtney Baugh, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 22 day of February, 2016.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires Nov 5, 2019

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Shelly M Smith

Commission Expires
4-24-2018