WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$98,751.81.**

William L Baugher
Affiant

Subscribed and sworn to before me, this 9th day of March, 2016

Jennifer D Stacey
Notary Public

MY COMMISSION EXPIRES: 9/20/17
(AFFIX SEAL)

JENNIFER D. STACEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William L. Baugher	New Owner	061-10-0
(NAME)	(NAME)	(MAP)
P.O. Box 943		044.00
(ADDRESS)	(ADDRESS)	(PARCEL)
Brentwood, TN 37024-0943		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, Betty Sue Prince and Raymond Gary Lumley, both unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto William L. Baugher, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 194 on the Map of Maplewood Heights Second Subdivision of record in Plat Book 547, Page (s) 103 and 104, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Betty Sue Prince and Raymond Gary Lumley by Warranty deed from Estate of Katherine Gertrude Plemons, Heirs Clarence Plemons, Larry Plemons, Harold Plemons, Judy Plemons, Caolyn Plemons, Louise Trapp, Terry Trapp, Sarah Plemons and Guy Coggin of record in Book 10188, page 614, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 4007 Hutson Avenue, Nashville, Tennessee 37216

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.

BILL GARRETT, Davidson County
Trans:T20160019649 DEEDWARR
Recvd: 03/10/16 09:56 2 pgs
Fees:13.00 Taxes:365.38
20160310-0022941

Witness my/our hand(s) this 9th day of March, 2016.

Betty Sue Prince

Raymond Gary Lumley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Betty Sue Prince and Raymond Gary Lumley with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Nashville, Tennessee, on this the 9th day of March, 2016.

Notary Public

My Commission Expires: 9/20/17

JENNIFER D. STACEY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY