NEW OWNER:

Gary A. Baugh
Denise Baugh
1650 Sunset Park Drive
Nolensville, TN 37135

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 16-0314

Map 082, Group 13-0-D, Parcel 101.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20160038750 DEEDWARR
Recvd: 05/10/16 10:12 2 pgs
Fees:13.00 Taxes:851.00
20160510-0046206

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Thirty Thousand and 00/100 Dollars** (**$230,000.00**) cash in hand paid, the receipt of which is hereby acknowledged, **WESLEY WATSON, UNMARRIED** ("Grantor"), has this day bargained and sold and by these presents does hereby transfer and convey unto **GARY A. BAUGH AND DENISE BAUGH, HUSBAND AND WIFE** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 101 of Germantown Madison Square Condominiums established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed Germantown Madison Square Condominiums of record in Instrument No. 20061019-0129740, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit B to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit B to said Master Deed.

BEING the same property conveyed to Wesley Watson, by Warranty Deed from Kimberly M. Schutte, an unmarried woman, dated December 18, 2013, and of record Instrument No. 20131223-0129355, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 1204 6th Avenue North, Nashville, Tennessee 37208.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantees that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 5th day of **May, 2016**.

WESLEY WATSON

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, WESLEY WATSON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 5th day of **May, 2016**.

ERIKA PILAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-10-2018

NOTARY PUBLIC

My commission expires: _____

****

The actual consideration or value, whichever is greater, for this transfer is $ **230,000.00** .

AFFIANT

Sworn to and subscribed to before me this 5th day of **May, 2016**.

ERIKA PILAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-10-2018

NOTARY PUBLIC

My commission expires: _____