THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
12 Cadillac Drive, Ste. 450
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20160042133 DEEDWARR
Recvd: 05/19/16 11:07 2 pgs
Fees:13.00 Taxes:680.80
20160519-0050221

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Matthew R. VanderLoop and Katy VanderLoop 2404 Maplecrest Drive Nashville, Tennessee 37214	Guaranteed Rate, Inc. 3940 N. Ravenswood Ave. Chicago, IL 60613	084-11-O-230.00

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **WILLIAM H. BAUGH, III**, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **MATTHEW R. VANDERLOOP AND WIFE, KATY VANDERLOOP**, hereinafter called the Grantees, their heirs and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 157 on the Plan of Maplecrest Subdivision, of record in Book 1835, page 27 and 28, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more: complete and accurate legal description.

Being the same property conveyed to William H. Baugh, III, by Quitclaim Deed from Brandi M. Baugh, of record in Instrument No. 20080626-0065996, dated 6/16/2008, Register's Office for Davidson County, Tennessee

This is improved property known as **2404 Maplecrest Drive, Nashville, Tennessee 37214 .**

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, forever. GRANTOR covenants with 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 **17th** day of **May, 2016**:

William H. Baugh, III

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 **WILLIAM H. BAUGH, III**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 17th day of May, 2016.

AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public

My Commission Expires: 5/17/16

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $184,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 17th DAY OF MAY, 2016:

Notary Public

My Commission Expires: 6/2/2018

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON