BILL GARRETT, Davidson County
Trans: T20160081495 DEEDWARR
Recvd: 09/16/16 14:18 2 pgs
Fees: 13.00 Taxes: 721.50
20160916-0097732

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00

+ CA
Affiant

Subscribed and sworn to before me, this 15th day of September, 2016

Notary Public

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

JENNIFER D. STACEY NOTARY PUBLIC STATE OF TENNESSEE 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
Christopher W. Ayers	SWBC Mortgage Corporation	051-01-0
(NAME)	(NAME)	(MAP)
806 Due West Avenue North	213 Overlook Circle Ste 213	028.00
(ADDRESS)	(ADDRESS)	(PARCEL)
Madison, TN 37115-3402	Brentwood, TN 37027	
(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(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, William L. Baugher Jr., hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Christopher W. Ayers and Amanda N. Ayers, husband and wife, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

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 William L. Baugher, Jr. by Warranty deed from Freddie McLean and wife, Kanice McLean of record in Instrument No. 20151130-0120217 Register's Office for Davidson County, Tennessee, dated November 20, 2015 and recorded on November 30, 2015.

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: 806 Due West Avenue North, Madison, Tennessee 37115-3402

The subject property is not and has not ever been the principal residence of Grantor.

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/our hand(s) this 15th day of September, 2016.

William L. Baugher Jr.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared William L. Baugher Jr.; 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 Brentwood, Tennessee, on this the 15th day of September, 2016.

Notary Public

My Commission Expires: 9/2017

