WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$1,000.00~~

Affiant

Subscribed and sworn to before me, this 28th day of October, 2016

Notary Public

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

WILLIAMSON COUNTY NOTARY PUBLIC TENNESSEE STATE OF JENNIFER D. SMITH

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, Jr.	New Owner	59-16-0-176.00 &
(NAME)	(NAME)	59-16-0-177.00
P.O. Box 943		
(ADDRESS)	(ADDRESS)	
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, Kenneth Keator and wife, Bettie Keator, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto William L. Baugher, Jr., hereinafter called Grantee, his 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 Nos. 23 and 24 on the unrecorded Plan of Hickory Heights, said Lots No. 23 and 24 described together as follows:

Beginning at a point in the east margin of Avalon Drive at the corner of Lots No. 24 and 25, said point being 1,113 feet north from the north margin of Chris Street; thence with the line between Lots No. 24 and 25, easterly 150 feet to a point; thence northerly 83 feet to the north line of this Subdivision; thence with the north line of the same, westerly 154.81 feet to the east margin of Avalon Drive; thence with the margin of the same, southerly 122 feet to the point of beginning.

Being a portion of the same property conveyed to Kenneth Keator and wife, Bettie Keator by Warranty deed from T.C. Jones and D.C. Allen, as tenants in common of record in Book 5993, page 254 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 property known as 55 & 57 Avalon Dr., Nashville, Tennessee 37027

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:T20160096866 DEEDWARR
Recvd: 11/02/16 10:33 2 pgs
Fees:13.00 Taxes:3.70
20161102-0115758

Witness my/our hand(s) this 28th day of October, 2016.

Kenneth Keator

Bettie Keator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Kenneth Keator and wife, Bettie Keator with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oaths acknowledged themselves to be the within named bargainors, 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 Madison, Tennessee, on this the 28th day of October, 2016.

Notary Public

My Commission Expires: 5/6/2019

John M. Wells
Notary Public
Davidson County
Tennessee