BILL GARRETT, Davidson County
Trans:T20160103129 DEEDWARR
Recvd: 11/22/16 09:13 2 pgs
Fees:13.00 Taxes:351.50
20161122-0123042

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$95,000.00**

Affiant

Subscribed and sworn to before me, this 21st day of November, 2016

Notary Public

MY COMMISSION EXPIRES: 03-07-17
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY GEORGETTE R. KENNEDY

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	051-01-0
(NAME)	(NAME)	(MAP)
P.O. Box 943		014.00
(ADDRESS)	(ADDRESS)	(PARCEL)
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, James L. Suhr and spouse Margaret K. Suhr, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto William L. Baugher Jr., 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 the 11th Civil District of Davidson County, Tennessee, being Lot No. 20 on the Plan of Due West Valley, not of record, described according to a copy of a survey thereof made by H. R. Swann, Jr., Surveyor, dated April 20, 1947, as follows:

Beginning at a point in the north margin of Due West Avenue North at the corner of Lot Nos. 19 and 20; thence with the line between said lots, northerly 573.39 feet; thence easterly 80.45 feet to a corner of Lot Nos. 20 and 21; thence with the line between said lots southerly 549.40 feet to the north margin of Due West Avenue North; thence with the margin of the same westerly 107.27 feet to the beginning.

Being the same property conveyed to James L. Suhr and wife, Margaret K. Suhr by Quitclaim deed from Kevin Suhr and wife, Cara Suhr of record in Instrument No. 20020819-0099725 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: 920 Due West Avenue North, Madison, Tennessee 37115

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 21st day of November, 2016.

James L. Suhr

Margaret K. Suhr

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared James L. Suhr and wife, Margaret K. Suhr 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 21st day of November, 2016.

Jennifer L Stacey
Notary Public

My Commission Expires: 9/20/17

