THIS INSTRUMENT PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, #151
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20170002440 DEEDQC
Recvd: 01/10/17 10:39 6 pgs
Fees:32.00 Taxes:0.00
20170110-0002737

NEW OWNER:
Baugher Homes 104, LLC
P.O. Box 943
Brentwood, TN 37024-0943

SEND TAX BILLS TO:
New Owner

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that I, William L. Baugher, for and in consideration of Ten and no/100's ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, have bargained and sold and do hereby convey remise, release and forever quitclaim unto BAUGHER HOMES 104, LLC, a Tennessee limited liability company, all my interest in and to a certain tracts of land in Davidson County, Tennessee, described as follows:

Tract One:

LAND in Davidson County, Tennessee, being Lot No. 1, on the Resubdivision Lots 218, 219 & 220 of the Plan of Trevecca Subdivision of Renraw, of record in Instrument No. 20100629-0050668, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

BEING the same property conveyed to William L. Baugher by deed from Robert J. Trummeter and Kimberly C. Scott-Trummeter, Trustees of The Trummeter Family Trust dated June 15, 2011, of record in Instrument No. 20120222-0015331, Register's Office for Davidson County, Tennessee.

This is property known as 911 Douglas Avenue, Nashville, Tennessee 37206.

Tract Two:

LAND in Davidson County, Tennessee, being Lot No. 2 on the Plan of Resubdivision of Lots 218, 219 & 220 of the Plan of Trevecca Subdivision of Renraw, of record in Instrument No. 20100629-0050668, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

BEING the same property conveyed to William L. Baugher by deed from Robert J. Trummeter and Kimberly C. Scott-Trummeter, Trustees of The Trummeter Family Trust dated June 15, 2011, of record in Instrument No. 20120724-0064997, Register's Office for Davidson County, Tennessee.

This is property known as 913 Douglas Avenue, Nashville, Tennessee 37206.

Tract Three:

Land in Davidson County, Tennessee, being Lot No. 221 on the Plan of Trevecca Subdivision of Renraw of record in Plat Book 421, page 72, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to William L. Baugher by deed of record in Instrument No. 20120305-0019142, Register's Office for Davidson County, Tennessee.

This is property known as 909 Douglas Avenue, Nashville, Tennessee 37206.

Tract Four:

Land in Davidson County, TN, being Lot Nos. 18 and 19 on the Plan of M.P. Estes Subdivision of Lot Nos. 1, 2, 4 to 9 inclusive and part of Lot Nos. 10 to 13 inclusive on the Map of Sharp and Horn's 6th Addition of record in Plat Book 843, Page 39, in the Register's Office for Davidson County, TN, and described according to a survey made by Z. J. Wilkinson, Surveyor, February 10, 1942, as follows:

Beginning at a point in the easterly line of Lot No. 17 of said subdivision 141.2 feet north of the north margin of McKennell Avenue; thence easterly and parallel with the north margin of McKennel Avenue 166 feet to an iron pin 150 feet west of the westerly margin of Riverside Drive; thence southeasterly and parallel with the westerly margin of Riverside Drive 150 feet more or less to the north margin of McKennell Avenue; thence westerly along said north margin of McKennell Avenue 85.25 feet to the easterly line of said Lot No. 17 of said subdivision; thence northerly 141.2 feet to the point of beginning.

Being the same property conveyed to William L. Baugher by deed from Deutsche Bank National Trust Company, as Trustee for the Carrington Mortgage Loan Trust Series 2005-NC3, Asset Backed Pass-Through Certificates, of record in Instrument No. 20120716-0062355, Register's Office for Davidson County, TN.

This is property known as 108 McKennell Drive, Nashville, Tennessee 37206.

Tract Five:

Land in Davidson County, Tennessee, being Lot Nos. 117 and 118 on the plan of Joywood Heights, Section 1, as of record in Book 1130, page 91, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of the property.

Being the same property conveyed to William L. Baugher of record in Instrument No. 20120206-0010395, Register's Office for Davidson County, Tennessee.

This is property known as 531 Norton Avenue, Nashville, Tennessee 37207.

Tract Six:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 10 on the Map of James Burns as shown on the plat of record in Plat Book 161, page 98, Register's Office for Davidson County, Tennessee, and more particularly described as follows: Said lot fronts 50 feet on the East side of Pennington Street or Avenue, and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed to William L. Baugher by deed of record in Instrument No. 20100901-0069488, Register's Office for Davidson County, Tennessee.

This is property known as 2619 Pennington Avenue, Nashville, Tennessee 37206.

Tract Seven:

LAND in Davidson County, TN, BEING Lot No. 51, on the Plan of Dahlia Gardens, of record in Book 2663, page 93, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Said Lot No. 51 fronts 55 feet on the northeasterly side of Dahlia Circle and extends back 352.3 feet on the westerly line and 175.6 feet on the southerly line to a dead line measuring 416 feet thereon.

Being the same property conveyed to William L. Baugher, married, by deed from The Secretary of Veterans Affairs, an Officer of the United States of America of record in Instrument No. 20111207-0095396, Register's Office for Davidson County, TN.

This is improved property known as 1921 Dahlia Circle, Nashville, Tennessee 37210.

Tract Eight:

Land in Davidson County, Tennessee, being Lot No. 60 on the plan of Joywood Heights Subdivision, Section One (1) of record in Book 1130, page 91, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to William L. Baugher by deed of record in Instrument no. 20111019-0081467, Register's Office for Davidson County, Tennessee.

This is property known as 2005 Jones Avenue, Nashville, Tennessee 37207.

Tract Nine:

LAND in Davidson County, TN, BEING the easterly 50 feet of Lot No. 35, on the Plan of Trinity Heights Addition, of record in Book 161, page 38, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Said part of Lot No. 35 fronts 50 feet on the northerly side of Marshall Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to William L. Baugher, married, by deed from The Secretary of Housing and Urban Development of record in Instrument No. 20110804-0059954, Register's Office for Davidson County, TN.

This is property known as 325 Marshall Street, Nashville, Tennessee 37207.

Tract Ten:

Land in Davidson County, Tennessee, being part of Lot No. 3 on the Map of the Subdivision of the Merritt Farm, as of record in Plat Book 547, Page 68, Register's Office for Davidson County, Tennessee, and being known as Lot No. 1 on the unrecorded Map of the Robert G. Northern Lands.

Beginning at an iron pin in the south margin of Woodberry Drive at the corner of Lots 1 and 2; thence with the margin of said Drive, S 81° 17' E., 109 feet to the beginning of a curve; thence around said curve southeasterly 39.33 feet to the west margin of McGavock Pike; thence with the margin of said Pike, southerly 64.5 feet to a point; thence N. 83° 40' W., 130.1 feet to the corner of Lots 1 and 2; thence with the line between said lots, N. 8° 43' E., 94.8 feet to the point of beginning, containing 0.28 acres, more or less.

Being the same property conveyed to James L. Baugher and William L. Baugher, Sr., by deed from Federal National Mortgage Association, of record in Instrument No. 20110610-0044614, Register's Office for Davidson County, Tennessee and further conveyed to William L. Baugher, Sr. by quitclaim deed of record in Instrument No. 20130228-0020019, said Register's Office.

This is property known as 298 McGavock Pike, Nashville, Tennessee 37214.

Tract Eleven:

Land in Davidson County, Tennessee, and being more particularly described according to a survey by John B. John, III, dated March 30, 1994, as follows:

Beginning at a point in the easterly margin of Ben Allen Road, 425 feet West of the corner of Lot No. 246 in Maplewood Heights Subdivision, of record in Book 547, page 103, Register's Office for Davidson County, Tennessee; thence with said margin of Ben Allen Road, North 17 degrees 45 minutes West 60 feet; thence North 72 degrees East 400 feet to the Nickens line; thence South 17 degrees 45 minutes East 49 feet to the line of said subdivision; thence South 15 degrees West 17 feet; thence South 72 degrees West 387 feet to the point of beginning.

Being the same property conveyed to William L. Baugher, Married, from Shaun Donovan, The Secretary of Housing and Urban Development of Washington D.C , of record in Instrument No. 20110330-002443, Register's Office for Davidson County, Tennessee.

This is property known as 609 Ben Allen Road, Nashville, Tennessee 37216.

Tract Twelve:

LAND in Davidson County, TN, BEING Lot No. 8, on the Plan of Section 2, Joywood Estates, of record in Book 5210, page 333, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Federal National Mortgage Association, by Trustee's Deed from Shellie Wallace, Successor Trustee, of record in Instrument No. 20100910-0072262, Register's Office for Davidson County, TN.

This is property known as 1504 Jones Avenue, Nashville, Tennessee 37207.

Tract Thirteen:

LAND in Davidson County, Tennessee, being the southerly portion of Lot No. 244, on the Plan of Maplewood Heights Second Subdivision, of record in Book 547, pages 103 and 104, Register's Office for Davidson County, TN, and being described as follows:

Said southerly portion of Lot No. 244 fronts 135.5 feet on the westerly margin of Hutson Avenue and extends back 100.6 feet on the southerly line, being also the northerly margin of Ben Allen Road (formerly County Road), and 101 feet, more or less, on the northerly line, also being the southerly line of a portion of Lot No. 244 as conveyed to Harold E. Mathis et ux, of record in Book 2926, page 330, Register's Office for Davidson County, Tennessee, to the line between Lots Nos. 244 and 245 being a dead line in the rear.

Included in the above description, but expressly excluded from this conveyance is that portion of the above described property within the bounds of Lot No. 244 as conveyed to the State of Tennessee by deed of record in Book 4949, page 761, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to William L. Baugher, married, by deed from Regions Bank, of record in Instrument No. 20110218-0013881, Register's Office for Davidson County, Tennessee.

This is property known as 3800 Hutson Avenue, Nashville, Tennessee 37216.

Tract Fourteen:

LAND in Davidson County, TN, BEING Lot No. 81, on the Plan of Eastmoreland Place, of record in Plat Book 161, page 170, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Said Lot No. 81 fronts 50 feet on the southerly margin of Marie Street and extends back between parallel lines measuring 130 feet to a 10 foot alley in the rear.

Being the same property conveyed to Williams L. Baugher, married by deed from The Secretary of Housing and Urban Development, dated June 7, 2011, of record in Instrument No. 20110607-0043547, Register's Office for Davidson County, TN.

This is property known as 128 Marie Street, Nashville, Tennessee 37207.

Tract Fifteen:

Land in Davidson County, Tennessee, Being Lot No. 6 and the westerly one-half of Lot No. 5 of Block "A", on the Plan of Nashville Trust Company's Subdivision of the A.W. Shyrer Property, of record in Book 843, page 25, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to William L. Baugher, by deed from Leland D. Watts, of record at Instrument No. 20010103-0000897, Register's Office for Davidson County, Tennessee.

This is property known as 844 Seymour Avenue, Nashville, Tennessee 37206.

Kathryn Hester Baugher joins in this conveyance for the purpose of conveying any interest she may have in the subject properties.

This instrument and the interest released and quitclaimed are subject to such limitations, encumbrances, easements and restrictions as may affect the premises.

WITNESS my hand this the 30 day of December, 2016.

WILLIAM L. BAUGHER

KATHRYN HESTER BAUGHER

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 and Kathryn Hester Baugher, husband and wife, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath acknowledged themselves to be the within named bargainor, 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, on this the 30 day of December, 2016.

Notary Public

My Commission Expires: 9/20/17

JENNIFER D. STACEY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration for this transfer is $0.00.

Affiant

Sworn to and subscribed before me this the 30 day of December, 2016.

Notary Public

My commission expires:

9/20/17

JENNIFER D. STACEY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Map-Parcels:

72-13 257.00
72-13 460.00
72-13 260.00
72-15 263.00
71-8 158 & 159
95-5 7.00
71-8 189.00
71-11 114.00
95-11 189.00
61 24.05
71-12 73.00
61-14 7.00
71-15 17.00
72-15 30.00
82-8 100.00