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 10:41 5 pgs
Fees:27.00 Taxes:0.00
20170110-0002740

NEW OWNER:
Baugher Homes 103, 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 103, 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 the easterly 45 feet of the northerly part of Lot No. 15 on the Plan of A.H. Robinson's Subdivision of certain lots in the Brownsville Plan, of record in Book 57, page 1, Register's Office for Davidson County, Tennessee, said Robinson's Subdivision not being recorded and described as follows:

Beginning at a point in the south margin of Chester Avenue at the corner of Lots 14 and 15; thence with the line between said lots, Southerly 134.3 feet to the northeast corner of the property conveyed to Mallernee Realty Company by deed of record in Book 1470, page 20; thence westerly 45 feet to a point; thence northerly 135 feet more or less to the south margin of Chester Avenue; thence with the same, easterly 45 feet to the point of beginning.

Being the same property conveyed to William L. Baugher of record in Instrument No. 20060606-0066949, Register's Office for Davidson County, Tennessee.

This is property known as 1128 Chester Avenue, Nashville, Tennessee 37206.

Tract Two:

Land in Davidson County, Tennessee, being Unit No. "A", on the plan of Rayon City Townhomes, filed as Exhibit "B", to and established by the Master Deed and Bylaws of record in Instrument 20071120-0136013 (erroneously cited as Instrument 20071012-00136013 in prior deed), Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to William L. Baugher by Special Warranty Deed from Federal Home Loan Mortgage Corporation of record in Instrument No. 20130812-0084165, Register's Office for Davidson County, Tennessee.

This is property known as 202 Rayon Drive, Madison, Tennessee 37138.

Tract Three:

A certain condominium located in Davidson County, Tennessee, being Unit No. B of Rayon City Townhomes, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Rayon City Townhomes of record in Instrument Number 20071120-0136013, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and

requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit B to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to William L. Baugher, a married man, by Special Warranty Deed from Federal Home Loan Mortgage Corporation of record at Instrument No. 20130910-0095256, in the Register's Office for Davidson County, Tennessee.

This is property known as 108 Keeton Avenue, Madison, Tennessee 37138.

Tract Four:

Land in Davidson County, Tennessee, being Lot No. 22, Block "I" on the Plan of Forest Park Subdivision at Madison Tennessee, of record in Plat Book 843, Page 44, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to William L. Baugher by deed of record in Instrument No. 20140304-0018143, Register's Office for Davidson County, Tennessee.

This is property known as 240 Elm Street, Madison, Tennessee 37115.

Tract Five:
Land in Davidson County, Tennessee, being Lot No. 27 on the plan of Willow Trace Subdivision, Phase Two, of record in Plat Book 7900, page 46, as amended in Book 9993, page 762, 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 of record in Instrument No. 20140530-0046668, Register's Office for Davidson County, Tennessee.

This is property known as 1323 Rock Creek Trace, Whites Creek, Tennessee 37189.

Tract Six:

Land in Davidson County, Tennessee, being Lot Nos. 50 and 51 on the plan of Donelson Heights, of record in Plat Book 1424, page 35, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to William L. Baugher by deed of record in Instrument No. 20140924-0088036, Register's Office for Davidson County, Tennessee.

This is property known as 2829 Surrey Road, Nashville, Tennessee 37214.

Tract Seven:

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

Being Lot No. 68 on the Plan of Section Three, Hermitage Woods, of record in Plat book 5050, page 109, Register's Office for Davidson County, Tennessee, to which description is hereby made for a more complete and accurate description.

Being the same property conveyed to William L. Baugher by deed of record in Instrument No. 20150306-0019292, Register's Office for Davidson County, Tennessee.

This is property known as 1314 Tulip Grove Road, Hermitage, Tennessee 37076.

Tract Eight:

Land in Davidson County, Tennessee, being Lot No. 75 on the Plan of Phase 3, Rice Hill of record in Plat Book 6900, Page 292, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to William L. Baugher by Special Warranty deed from Deutsche Bank National Trust Company, as Trustee for Carrington Mortgage Loan Trust, Series 2005-NC5 Asset-Backed Pass-Through Certificates of record in Instrument No. 20150406-0029301 Register's Office for Davidson County, Tennessee.

This property is known as 1444 Rice Hill Circle, Antioch, Tennessee 37013.

Tract Nine:

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Section One, Woodymore Heights of record in Plat Book 5210, Page 363, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to William L. Baugher, Sr. by Warranty deed from Martin V. Brumfield, unmarried and Mary A. Brumfield, unmarried of record in Instrument No. 20150417-0034181 Register's Office for Davidson County, Tennessee.

This property is known as 3248-3250 Anderson Road, Antioch, Tennessee 37013.

Tract Ten:

Land in Davidson County, Tennessee, being the westerly half of Lot No. 35 on the Plan of Walnut Grove Subdivision, of Lot No. 5 of Stull Tract, as of record in Book 332, Page 34, Register's Office for said County.

Said part of Lot No. 35 fronts 50 feet on the northerly side of Cherokee Avenue and runs back 332.9 feet on the westerly line and 336.25 feet, more or less, on the easterly line, to a dead line, measuring 50 feet thereon.

Being the same property conveyed to William L. Baugher by Warranty deed from Mary Williams, Trustee and Guardian for Suzanne Lemke of record in Instrument No. 20150506-0041353 Register's Office for Davidson County, Tennessee.

This is property known as 847 Cherokee Avenue Nashville, TN 37207.

Tract Eleven:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Final Plat on the Resubdivision of the Harry and Maude Booker Property of record in Plat at Instrument No. 20051017-0124818, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to William L. Baugher, married by Special Warranty deed from Cornerstone Equity Investments, LLC, a Tennessee limited liability company of record in Instrument No. 20150803-0076759 Register's Office for Davidson County, Tennessee.

This is property known as 1205 West Trinity Lane, Nashville, TN 37218.

Tract Twelve:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Final Plat on the Resubdivision of the Harry and Maude Booker Property of record in Plat at Instrument No. 20051017-0124818, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to William Baugher by deed from Cornerstone Equity Investments, LLC, a limited liability company of record in Instrument No. 20150803-0076735 Register's Office for Davidson County, Tennessee.

This is property known as 1207 West Trinity Lane Nashville, Tennessee 37218.

Tract Thirteen:

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Dewey Heights Addition, Haynies Subdivision of record in Plat Book 161, Page 94, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to William L. Baugher, married by deed from Cornerstone Equity Investments, LLC, a Tennessee limited liability company of record in Instrument No. 20150804-0076773 Register's Office for Davidson County, Tennessee.

This is property known as 2323 Whites Creek Pike Nashville, TN 37207.

Kathryn Hester Baugher joins in this conveyance for the purpose of conveying any interest she may have in the 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
NOTARY PUBLIC
STATE OF TENNESSEE
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-PARCEL:

72-14 88.00
44-9-A 2.00CO
44-9-A 1.00CO
43-13 362.00
49-16-A 61.00
96-10 5.00
86-16 11.00
149-11-A 75.00CO
150-7 230.00
72-9 2.00
70-6 85.00
70-6 23.00
70-4 115.00