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 10:42 4 pgs
Fees:22.00 Taxes:0.00
20170110-0002741

NEW OWNER:
Baugher Homes 102, 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 102, 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. 202 on the Plan of Payne, Blakemore and Cummings Additions to Nashville, of record in Book 57, page 70, and Book 57, page 81, 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 D. Shemin of record under Instrument No. 20020328-0038685, Register's Office for Davidson County, Tennessee.

This is property known as 616 South 13th Street, Nashville, Tennessee 37206.

Tract Two:

Land in Davidson County, Tennessee, being Lot No. 137 on the Plan of Walnut Grove, of record in Book 2133, page 87, 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 Union Planters Bank, N.A. of record under Instrument No. 20040903-0106970, Register's Office for Davidson County, Tennessee.

This is property known as 224 Barker Road, Nashville, Tennessee 37214.

Tract Three:

Land in Davidson County, Tennessee, being the southerly 100 feet of Lot No. 98 on the Map of East Edgefield Addition, as of record in Book 21, page 147, Register's Office for said County, described as follows:

Said part of Said Lot 98 fronts 50 feet on the northerly side of Lillian Street, and runs back between parallel lines, 100 feet to a dead line.

Being the same property conveyed to William L. Baugher by quitclaim deed from Franklin E. Davenport of record in Instrument No. 20051123-0141718, Register's Office for Davidson County, Tennessee.

This is property known as 1203 Lillian Street, Nashville, Tennessee 37206.

Tract Four:

LAND in Davidson County, TN, BEING Lot No. 69, on the Plan of Bransford Realty Company's Subdivision of Maxey Avenue and Gallatin Road Property, of record in Book 332, page 44, 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 William L. Baugher by Warranty Deed from Frank Davenport and Charlie Brown, of record in Instrument No. 20051123-0141719, Register's Office for Davidson County, TN.

This is property known as 1121 Leland Avenue, Nashville, Tennessee 37215.

Tract Five:

Land in Davidson County, Tennessee, being Lot No. 161 on the Plan of F.O. Beazley Subdivision, McFerrin Addition, of record in Book 57, page 136, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Said Lot No. 161 fronts 50 feet on the easterly side of North Ninth Street and runs back between parallel lines 150 feet to the alley in the rear.

Being the same property conveyed to William L. Baugher by deed from Wooden Chief Investment, LLC of record under Instrument No. 20060606-0066955, Register's Office for Davidson County, Tennessee.

This is property known as 625 North 9th Street, Nashville, Tennessee 37206.

Tract Six:

Land in Davidson County, Tennessee, being Lot No. 20 on the Map of G.A. Pickup's Addition of record in Book 974, page 43, 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. 20060717-0085686, Register's Office for Davidson County, Tennessee.

This is property known as 2416 North 16th Street, Nashville, Tennessee 37206.

Tract Seven:

LAND in Davidson County, Tennessee, being Lots Nos. 20 and 21 and the westerly 25 feet of Lot No. 22 of Block "D" on the Plan of the Resubdivision of Sunnymeade, of record in Book 974, pages 56 and 57, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Said Lots Nos. 20, 21 and part of Lot No. 22 front together 125 feet on the southerly side of Ardee Avenue and run back between parallel lines 140 feet to a dead line.

BEING the same property conveyed to William L. Baugher by deed from Ella Lucile Worrell Clark and husband, Walter Thomas Clark, of record in Instrument No. 20111019-0081199, Register's Office for Davidson County, Tennessee.

This property is known as 1242 Ardee Avenue, Madison, Tennessee 37216.

Tract Eight:

Land in Davidson County, Tennessee, being the westerly 50 feet of Lot No. 77 on the Map of J. B. Haynies Oriental Subdivision, of record in Plat Book 161, Pages 26 and 27, in the Register's Office for Davidson County, Tennessee.

Said part of lot fronts 50 feet on the northerly side of Duke Street and runs back between parallel lines 140 feet to an alley.

Being the same property conveyed to William L. Baugher, from Swartz & Brough Inc. by deed of record at Instrument No. 20121101-0100614, Register's Office for Davidson County, Tennessee.

This is property known as 329A Duke Street, Nashville, Tennessee 37207.

Tract Nine:

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of the Resubdivision of I.D. Luton's Addition on Meridian Street of record in Book 974, page 55, Register's Office for Davidson County, Tennessee and described as follows:

Said Lot No. 19 fronts 70 feet on the easterly side of Luton Street and extends back between lines 207.4 feet on the northerly side and 209.9 fee on the southerly side to a dead line in the rear measuring 70 feet.

Being the same property conveyed to William L. Baugher by deed of record in Instrument No. 2121121-0107407, Register's Office for Davidson County, Tennessee.

This is property known as 1707 Luton Street, Nashville, Tennessee 37207.

Tract Ten:

LAND in Davidson County, Tennessee, being Lot No. 99, on the Plan of Section Four, Hickory View, of record in Plat Book 6900, page 373, 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 Linda Williams, unmarried, of record in Instrument No. 20130308-0023151, Register's Office for Davidson County, Tennessee.

This is property known as 5409 Ashlawn Drive, Nashville, Tennessee 37211.

Tract Eleven:

LAND in Davidson County, TN, BEING Lot No. 217, on the Plan of Maplewood Heights Second Subdivision, of record in Plat Book 547, pages 103 and 104, 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 William L. Baugher by deed of record in Instrument No. 20121126-0108436, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

This is property known as 4020 Hutson Avenue, Nashville, Tennessee 37216.

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-PARCEL:
94-1 77.00
84-14 73.00
83-13 122.00
72-6 269.00
82-8 156.00
72-14 159.00
61-16 248.00
71-8 33.00
71-7 167.00
162-10 225.00
61-6 67.00