WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$200,000.00**

Affiant

Subscribed and sworn to before me, this 6 day of January, 2017

Notary Public

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

WILLIAMSON COUNTY JENNIFER D. STACEY STATE OF TENNESSEE NOTARY PUBLIC

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
Baugher Construction and Remodeling LLC	New Owner	
(NAME)	(NAME)	
P.O. Box 943		094-01-0-457.00
(ADDRESS)	(ADDRESS)	
Brentwood, Tennessee 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(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, William Lance Baugher, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto Baugher Construction and Remodeling, LLC, a Tennessee limited liability company. 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 Davidson County, Tennessee, being Lot No. 68 on the Plan of Shelby Village No. Three of record in Plat Book 2083, Page 6, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 68 fronts 61.2 feet on the Southerly side of Electric Avenue and runs back between lines, 93 feet on the Easterly line and 103.6 feet on the Westerly line, to a dead line in the rear, measuring 61.8 feet thereon.

Being the same property conveyed to William Lance Baugher by Warranty deed from David Kimball, unmarried of record in Book 10348, page 895, Register's Office for Davidson County, Tennessee, and Scrivener' s Affidavit recorded on March 07, 2011, recorded in Instrument No. 20110307-0018133, Register's Office for Davidson County, Tennessee.

This is not now nor has it ever been the primary residence of the Grantor

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: 1600 Electric Avenue, Nashville, Tennessee 37206-2125

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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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 6th day of January, 2017.

William Lance Baugher

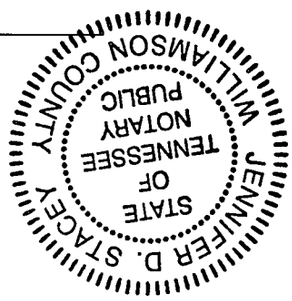
BILL GARRETT, Davidson County
Trans:T20170002844 DEEDWARR
Recvd: 01/11/17 11:28 2 pgs
Fees:13.00 Taxes:740.00
20170111-0003207

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared William Lance Baugher, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument of his own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 6th day of January, 2017.

Jennifer D. Stacey
Notary Public



My Commission Expires: 9/20/17