(1)

Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

BILL GARRETT, Davidson County
Trans:T20170045983 DEEDWARR
Recvd: 05/31/17 10:50 2 pgs
Fees:13.00 Taxes:1609.50
20170531-0053905

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

The actual consideration or value, whichever is greater, for this transfer is $435,000.00.

Affiant

Subscribed and sworn to before me this 25th day of May, 2017.

Notary Public
My Commission Expires: 06/24/18

SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

17-0119

| Address of New Owner: | Send Tax Bills to: | Tax Information: |
|---|---|---|
| William Mason | Churchill Mortgage Corporation | |
| 5560 Trousdale Dr. | 761 Old Hickory Blvd., Suite 400 | 160-12-0-115.00 |
| Brentwood, TN 37027 | Brentwood, TN 37027 | |

## WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

**L. Raymond Baumgartner and wife, Ruth Ann Baumgartner,**

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

**Jessica Mason and William Mason, wife and husband,**

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

**Land in Davidson County, Tennessee, being Lot No. 166 on the Plan of Phase 1, Hearthstone, of record in Plat Book 5200, Page 218, as amended in Book 5677, Page 417, 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 L. Raymond Baumgartner and wife, Ruth Ann Baumgartner by Special Warranty Deed from Travelers Mortgage Services, Inc., a New Jersey corporation, of record in Book 7706, Page 980, Register's Office for Davidson County, Tennessee, dated November 15, 1988 and recorded on November 18, 1988.**

**This conveyance is subject to any and all restrictions and easements of record.**

This is improved property located at **5560 Trousdale Dr., Brentwood, TN 37027.**

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 our hands this 25th day of May, 2017.

L. Raymond Baumgartner

Ruth Ann Baumgartner

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **L. Raymond Baumgartner and Ruth Ann Baumgartner**, the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 25th day of May, 2017.

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

D. Shayne Adair, Notary Public
State of Tennessee at Large
My Commission Expires: 06/24/18