This Instrument Prepared By:
KRIS OLIVER, Attorney
Advance Title Services, LLC
239 John R. Rice Blvd., Ste. C
Murfreesboro, Tennessee 37129

From Information Furnished by the Parties

MAP/GROUP/PARCEL 135120B11200CO

Davidson County DEEDWARR
Recvd: 06/06/17 14:48 2 pgs
Fees:13.00 Taxes:640.10
20170606-0056644

NAME & ADDRESS OF NEW OWNER:
Amanda S. Baugh
2334 Nashboro Blvd
Nashville, TN 37217

SEND TAX BILLS TO:
Caliber Home Loans
3701 Regent Blvd Ste 180
Irving TX 75063

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **BARBARA A. HOWARD, a widow, AND MELISSA L. HOWARD, a single woman** "Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **AMANDA S. BAUGH, a single woman** "Grantee(s)", her heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

LAND lying in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

BEING Unit No. 112, on the Horizontal Property Regime, Private Element Plat, Nashboro - Fairway Pointe, as shown by plat appearing of record in Instrument No. 20020820-0100664, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

BEING the same property conveyed to Barbara A. Howard, unmarried, and Melissa L. Howard, unmarried, by Warranty Deed from NVR, Inc. a Virginia Corporation T/A Fox Ridge Homes, dated October 30, 2003, appearing of record in Instrument No. 20031105-0162602, of the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body, along with any easements and right of ways of public roads and utilities.

This is improved property known as 2334 Nashboro Blvd, Nashville, TN, 37217.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee(s), her heirs and assigns, forever.

The undersigned covenants with the said Grantee(s) that they are lawfully seized and possessed of said parcel of real estate, and that they have a good and lawful right to convey the same; and that the same is unencumbered, except for the 2017 real property taxes which have been prorated between the parties and are assumed by the Grantee(s).

The undersigned further covenants and binds themselves, their heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), her heirs and assigns, against the lawful claims of all persons, whomsoever.

---------- [Space Below This Line For Recording Data] ----------

Whenever used, the singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 2nd day of June, 2017.

Barbara A. Howard

Melissa L. Howard

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Barbara A. Howard and Melissa L. Howard, the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 2nd day of June, 2017.

VERONICA WILSON STATE OF TENNESSEE NOTARY PUBLIC COMM. EXP. 06-21-2020 RUTHERFORD COUNTY

Veronica Wilson
NOTARY PUBLIC

My Commission Expires: _____

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $173,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 2nd day of June, 2017.

NOTARY PUBLIC

ANGELA R. WINDHAM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 04-11-2020

My Commission Expires: 4-11-2020

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 7-11-20

K. CLOYD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON