# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170049730 DEEDWARR
Recvd: 06/12/17 09:32 2 pgs
Fees:13.00 Taxes:6808.00

20170612-0058432

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,840,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of June, 2017.

Notary Public

MY COMMISSION EXPIRES: 3/6/2018

(AFFIX SEAL)

MELODY D. JENKINS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 6, 2018

**THIS INSTRUMENT WAS PREPARED BY**
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 First Avenue South, Ste 200, Franklin, TN 37064

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Wendell P. Baugh III | BankTennessee | 132-13-0-011.00 |
| (NAME) | (NAME) | |
| 919 Waterswood Drive | 1125 W. Poplar Avenue | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37220 | Collierville, TN 3817 | |
| (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 considerations, the receipt of which is hereby acknowledged, **Old South Construction, LLC, a Tennessee Limited Liability Company**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Wendell P. Baugh III and Laura W. Baugh, husband and wife**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

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

Being Lot No. 8 on the Plan of Waterswood Acres of record in Plat Book 3300, Page 92, 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.8 fronts 185 feet on the south side of Waterswood Drive and extends back 239.1 feet on the east line and 244.25 feet on the west line to a dead line in the rear on which it measures 185.1 feet.

Being the same property conveyed to Old South Construction, LLC, a Tennessee Limited Liability Company by Warranty Deed from R.L. Moore, Trustee of the Waterswood Trust, dated 06/17/2016, recorded on 06/22/2016 of record in Instrument No. 20160622-0063722, in the Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the following:

Taxes for 2017 and subsequent years, a lien not yet due and payable. 2017 taxes prorated between Grantor and Grantee.
All matters shown on the plat of record in Plat Book 3300, Page 92, in the Register's Office for Davidson County, Tennessee.
Easement of record in Book 460, Page 166, in the Register's Office for Davidson County, Tennessee.
Easement for the flow of Middle Fork Browns Creek, as much as thereon may flow, from time to time.

unimproved ☐

This is improved ☑ property, known as 919 Waterswood Drive, Nashville, TN 37220

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 hand this 8 day of June 2017.

OLD SOUTH CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

Lorraine J. Cash
Authorized Agent

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, Lorraine J. Cash with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be Authorized Agent of Old South Construction, LLC, a Tennessee Limited Liability Company and that she as such Authorized Agent executed the foregoing instrument for the purposes therein contained, by signing the name of the entity by herself as Authorized Agent.

WITNESS my hand and seal this 8th day of June, 2017.

Notary Public _____
My Commission Expires: _____

NANCY L. SCHNEIDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires April 13, 2019

**RETURN TO:**
**Stewart Title Company Tennessee Division**
**121 First Avenue South, Ste 200**
**Franklin, TN 37064**