BILL GARRETT, Davidson County
Trans:T20170051448 DEEDWARR
Recvd: 06/16/17 09:08 4 pgs
Fees:23.00 Taxes:1979.50
20170616-0060443

This instrument prepared by:
Fidelity Residential Solutions
10125 Crosstown Circle, Suite 380
Eden Prairie, MN 55344
784232 TUR_X17051
Jason Benzinger

WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
(NAME)	(NAME)	171-12-0A-019.00-CO
John L. Baugh and Sarah K. Baugh	F&M Bank	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
5944 CrossPointe Lane	50 Franklin St.	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	
Brentwood, TN 37027	Clarksville, TN 37040	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Edison F. Baldwin and Cherlynn S. Baldwin, husband and wife have this day bargained and sold, and do hereby transfer and convey unto the said John L. Baugh and Sarah K. Baugh, husband and wife the Grantees herein, their (successors), heirs and assigns, certain real estate in Williamson, Tennessee as follows:

See Attached Exhibit "A".

Being that same property described in and conveyed to the Grantor herein by Warranty Deed of record at Instrument No. _____ in the Register's Office of _____ County, Tennessee.

STATE OF TENNESSEE
COUNTY OF Williamson The actual consideration or value whichever is greater, for this transfer is $ 535,000.00

Affiant Coleen Newcomb

Subscribed and sworn to before me this the 9th day of June, 2017.

Notary Public ✓

My commission expires: ✓ 8/25/2020
(Affix Seal)

BRYAN D. SPICER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 8-25-2020

This is unimproved ( ), known as 5944 Cross Pointe Lane, Brentwood, TN 37027 improved (X)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hand this 29th day of April, 2017, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

X Edison F. Baldwin
Edison F. Baldwin

X Cherlynn S. Baldwin
Cherlynn S. Baldwin

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, Rachel H. Lovett, a Notary Public in and for said County and State, Edison F. Baldwin, the within named bargainor married (fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of April, 2017.

✓ Rachel H. Lovett
Notary Public
My Commission Expires: ✓ 16 June 2019

(This area for official notarial seal)

RACHEL H. LOVETT STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires June 16, 2019

Page 3 Warranty Deed Acknowledgment

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, Rachel H. Lovett, a Notary Public in and for said County and State, Cherlynn S. Baldwin, the within named bargainor married (fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of April, 2017.

✓ Rachel H. Lovett
Notary Public
My Commission Expires: ✓ 16 June 2019

(This area for official notarial seal)

RACHEL H. LOVETT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires June 16, 2019

Exhibit "A"

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Section One of the Addition to Brelen Park at Saddlewood of record in Plat Book 7900, Page 788, 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 Cherlynn S. Baldwin and husband, Edison F. Baldwin by Warranty deed from Jeffrey Stone and wife, Sabra Stone of record in Instrument No. 20050729-0088720 Register's Office for Davidson County, Tennessee, dated July 21, 2005 and recorded on July 29, 2005.