PLEASE RETURN TO:

WARRANTY TITLE INSURANCE CO

120 ANDERSON LANE

HENDERSONVILLE, TN 37075

WARRANTY DEED

Bill Garrett Davidson County
Batch# 36279 DEEDWARR
12/12/2017 10:06:38 AM 2 pgs
Fees: $13.00 Taxes: $599.40

20171212-0126464

MARTHA A. VAUGHN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF TROUSDALE
My Comm. Expires

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $162,000.00

Sarah M. Dooley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of December, 2017

Martha A. Vaughn
Notary Public

MY COMMISSION EXPIRES: 10-25-21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jonathan I. Baughman (NAME)	CMG Financial (NAME)	163160A17400CO
5963 Monroe Crossing (ADDRESS)	3160 Crow Canyon Rd. (ADDRESS)	
Antioch, TN 37013 (CITY) (STATE) (ZIP)	San Ramon CA, 94583 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Lexus L. Nelson, unmarried** formerly known as Lexus L. Nelson Johnson, married, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Jonathan I. Baughman, a married man,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 312, as shown on the map entitled Final Plat First Revision of Phase 3-A Provincetown, of record in Instrument No. 20060907-0110570, a revision of Instrument No. 20060824-0104715, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Lexus L. Nelson, an unmarried woman, by Warranty Deed from Eric Sox and George Brandt, of record in Instrument No. 20140207-0011046, Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☑ property, known as 5963 Monroe Crossing, Antioch, TN 37013
(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 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 my/our hands this 7th day of December, 2017.

Lexus L. Nelson

State of Tennessee
County of Williamson

Personally appeared before me Lexus L. Nelson, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 7th day of December, 2017.

Notary Public
My Commission Expires: _____

File No.: 12595

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020