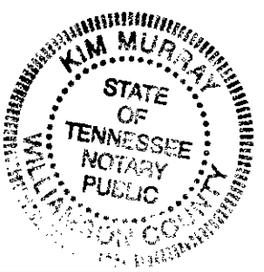
P18-9480-BW

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027
P18-9480-BW



Karen Y Johnson Davidson County
Batch# 138274 DEEDWARR
09/10/2018 09:57:28 AM 2 pgs
Fees: $13.00 Taxes: $333.00

20180910-0089334

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **90,000.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF August, 2018.

Notary Public

MY COMMISSION EXPIRES: 3/28/22

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Evon Tsai		
17 Sycamore Court	New Owner	162-16-0A-062.00-CO
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Nancy Vincent Baugh, married**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Evon Tsai**

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 a certain condominium unit, shown on the Plan of Section One, Phase One, Mill Creek Club n/k/a Hickory Hollow Condominiums, of record in Book 4860, Page 11, said Register's Office, to which plan reference is hereby made for a more complete description.

Being Unit No. 17, Building No. 13 shown on said Plan Mill Creek Condominium, Antioch, Tennessee.

Being the same property conveyed to David Vincent by Warranty Deed from John R. Parsons et ux, Emily K. Parsons of record in Book 5895, Page 471, Register's Office for Davidson County, Tennessee, dated June 03, 1982 and recorded on June 08, 1982. The said David Vincent is deceased. Order Admitting will to probate for Muniment of Title without Administration recorded in Instrument No. 20180817-081947. Last Will and Testament recorded in Instrument No. 20180817-0081948. Affidavit of Heirship recorded on August 17, 2018 in Instrument No. 20180817-0081949 where property is devised to Bette Gaines Snyder, David Lee Vincent III, Nancy Vincent Baugh, Ouida Jo Vincent, M.D. and Carl David Vincent.Being the same property conveyed to Nancy Vincent Baugh by Quitclaim Deed from Carl David Vincent of record in Instrument No. 20180817-0081950 Register's Office for Davidson County, Tennessee, dated July 24, 2018 and recorded on August 17, 2018.

Being the same property conveyed to Nancy Vincent Baugh by Quitclaim Deed from Ouida Jo Vincent of record in Instrument No. 20180817-0081951 Register's Office for Davidson County, Tennessee, dated July 24, 2018 and recorded on August 17, 2018.

Being the same property conveyed to Nancy Vincent Baugh by Quitclaim Deed from David L. Vincent, III of record in Instrument No. 20180817-0081952 Register's Office for Davidson County, Tennessee, dated July 24, 2018 and recorded on August 17, 2018.

Being the same property conveyed to Nancy Vincent Baugh by Quitclaim Deed from Bette Gaines Snyder of record in Instrument No. 20180817-0081953 Register's Office for Davidson County, Tennessee, dated July 24, 2018 and recorded on August 17, 2018.

Grantor is married, however subject property is not now, nor has ever been, a marital residence and as such is not subject to any homestead, dower, or other marital interest.

P18-9480-BW

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **17 Sycamore Court, Antioch, TN 37013.**

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 hand this the 30th day of August, 2018.

Nancy Vincent Baugh

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Nancy Vincent Baugh** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 30th day of August, 2018.

My Commission expires: 11/3/20

Notary Public

SAMUEL F. ANDERSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY