THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190118999**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $290,000.00. Affiant Subscribed and sworn to before me, this 1st day of March, 2019. Notary Public My Commission Expires:

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

Karen Johnson Davidson County
Batch# 204335 DEEDWARR
03/11/2019 10:52:58 AM 2 pgs
Fees: $13.00 Taxes: $1,073.00
20190311-0021885

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jonathan I. Baughman 3018 Kirk Rd San Jose, CA 95124	New Owner	Tax Parcel ID No. 012-03-0-012.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Brock A. Skaggs and Denise Skaggs, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Jonathan I. Baughman, married**, ("Grantees"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 17, as shown on the map entitled Grizzard Manor Section Two, of record in Plat Book 4660, page 17, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to BROCK A. SKAGGS and DENISE SKAGGS, husband and wife, by deed from NEAL YERKES, of record in Instrument No. 20140529-0045974, dated May 14, 2014, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2019 and subsequent years for Map-Par. 012-03-0-012.00.

Matters shown on the Plan of record in Plat Book 4660, page 17, said Register's Office.

Restrictive Covenants contained in instrument of record in Book 4689, page 381, said Register's Office.

Agreement for Dedication of Easement for Sanitary Pumps/Service Lines, Ingress/Egress Purposes and Appurtenances of record in Instrument No. 20021028-0131732, said Register's Office.

This is improved property located at 600 Sunnyslope Court Goodlettsville TN 37072

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and

easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of March, 2019.

Brock A. Skaggs

Denise Skaggs

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Brock A. Skaggs and Denise Skaggs, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of March, 2019.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022