WARRANTY DEED

Karen Johnson Davidson County
Batch# 256130 DEEDWARR
07/12/2019 11:37:30 AM 3 pgs
Fees: $18.00 Taxes: $1,813.00
20190712-0068238

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$490,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of July, 2019.

Notary Public

MY COMMISSION EXPIRES: 7/19/22
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Edward Tunney 3848 Hutson Avenue Nashville, TN 37216	NEW OWNER	061-10-0-249-00

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Baugher Homes 105, LLC, a Tennessee limited liability company**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Edward Tunney and Diana O. Tunney, husband and wife**, hereinafter called Grantee(s), his heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 2, on the plan of FINAL PLAT RE-SUBDIVISION OF LOT 233 ON THE PLAN OF MAPLEWOOD HEIGHTS SECOND SUBDIVISION, as shown on plat of record in Instrument 20170712-0070084, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Being part of the same property conveyed to Baugher Homes 105, LLC, a Tennessee limited liability company, by Warranty Deed dated 05/13/2016, from Adam Kelton Jones, unmarried, of record in Instrument 20160516-0048529, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property known as: 3848 Hutson Avenue, Nashville, TN 37216

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 11th day of July, 2019.

Baugher Homes 105, LLC

BY: William L Baugher Sr.
William L. Baugher, Sr. Member
Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared William L. Baugher, Sr., with whom I am personally acquainted and who upon his oath acknowledged himself to be the Member of Baugher Homes 105, LLC, the within named bargainor, and that he as such Member being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Baugher Homes 105, LLC, by the said William L. Baugher, Sr. as such Member.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 11th day of July, 2019.

Janet W Stacey

Notary Public

My Commission Expires: 10/3/21

(SEAL)

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

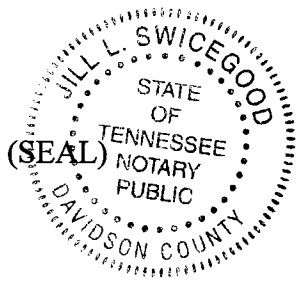
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

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