WARRANTY DEED

Karen Johnson Davidson County
Batch# 288539 DEEDWARR
09/19/2019 02:23:30 PM 3 pgs
Fees: $18.00 Taxes: $680.80
20190919-0095333

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$184,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of September, 2019.

Notary Public

MY COMMISSION EXPIRES: 3/8/21
(AFFIX SEAL)

STEVEN PAUL DAVIS NOTARY PUBLIC STATE OF TENNESSEE 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)
Jessica Rabenda 347 Lanier Drive Madison, TN 37115	Mortgage Investors Group 8320 E Walker Springs Ln. Suite 200 Knoxville, TN 37923	052-02-0-029

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, **William L. Baugher, Jr., married,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Jessica Rabenda, an unmarried woman,** hereinafter called Grantee(s), their 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 the Northerly 10 feet of Lot No. 4 and all of Lot No. 5, Block "F" on the Plan of the Revised Map of Rainbow Terrace Subdivision, of record in Book 1130, Page 85 Register's Office for Davidson County, Tennessee

Said part of Lot No. 4 and all of Lot No. 5 adjoin and front together 60 feet on the Easterly side of Lanier Drive and run back between parallel lines 150 feet to a dead line

Being the same property conveyed to William L. Baugher by Special Warranty Deed from Fannie Mae **a/k/a Federal National Mortgage** Association dated 02/18/2014 and recorded in Instrument No. **20140226-0016416 Register's** Office for Davidson County, Tennessee

Being the same property conveyed to William L. Baugher Jr. by Quit Claim Deed from William L. Baugher **dated 02/24/2014 and recorded** in Instrument No. 20140228-0017307 Register's Office for Davidson **County, Tennessee.**

Spouse of Grantor joins in this conveyance for the purpose of conveying all right, title and interest she may **have in and to the above described** property.

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: 347 Lanier Drive, Madison, TN 37115

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 handthis the 17th day of September, 2019.

William L. Baugher, Jr.

Anna Baugher

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared William L. Baugher, Jr. and Anna Baugher, with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon their oaths acknowledged themselves to be within named bargainors, and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

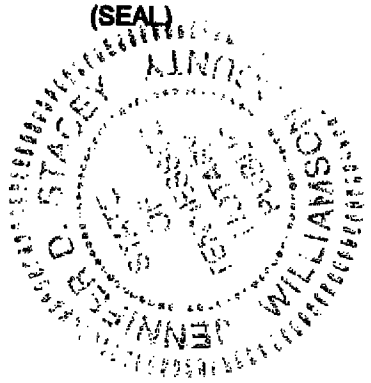
Witness my hand and official seal, this the 17th of September, 2019.

Jennifer D. Stacey

Notary Public

My Commission Expires: 10/3/21

(SEAL)



Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Sandy Balent, a notary public for this county and
Notary's Name

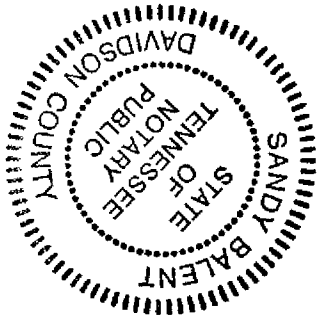
state, Steven Disser, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: 11-5-19

NOTARY'S SEAL



(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when **accepted for recording by the** county register. Electronic documents registered by county registrars prior to **July 1, 2007 shall be considered** validly registered with or without the certification provided in subsection (2).