Send Tax Statements To:
SWBC Mortgage Corp.
9311 San Pedro Ave., Ste. 100
San Antonio, TX 78216

This Instrument Prepared By/Return To:
JOHN G. MITCHELL, III
Attorney at Law
1535 W. Northfield Blvd., Unit 16
Murfreesboro, TN 37129

Karen Johnson Davidson County
Batch# 304172 DEEDWARR
10/22/2019 12:54:07 PM 2 pgs
Fees: $13.00 Taxes: $1,006.40
20191022-0108230

Name and Address of New Owner:
Jonathan Baughman
3018 Kirk Road
San Jose, CA 95124

From Information Furnished By
The Parties

Map and Parcel: 062-02-0B-066.00-CO

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

WARRANTY DEED

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, the undersigned, **ZANE R. HENRY, AN UMARRIED MAN**, has this day bargained and sold and does hereby transfer and convey unto, **JONATHAN BAUGHMAN, MARRIED MAN**, his heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, and being described as follows, to-wit:

> Being all of Lot No. 227, on the plan of Final Plat of Abbington Park, Phase One-Section Two, according to plat and survey appearing of record in Instrument No. 20030922-0139712, and as amended of record in Instrument No. 20031006-0146904, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.
>
> Being the same property conveyed to Zane R. Henry, an Unmarried Man, by deed from Elizabeth Leanne Sinclair, a Single Woman, dated February 24, 2015, appearing of record in Instrument No. 20150414-0032865, of the Register's Office of Davidson County, Tennessee.
>
> This conveyance is made subject to Declaration of Covenants, Restrictions and Conditions contained in instrument of record in Instrument No. 20030213-0020075; Supplementary Declarations of record in Instrument No. 20040401-0036606, Instrument No. 20041217-0149939, Instrument No. 20161027-0113738, and in Instrument No. 20170124-0007830; By-Laws of record in Instrument No. 20030303-0027406; Charter of Abbington Park Homeowner's Association of record in Instrument No. 20030303-0027405; and to any and all matters shown on said plat and survey of record in Instrument No. 20030922-0139712 and in Instrument No. 20031006-0146904; all of said Register's Office.
>
> THIS conveyance is subject to any and all existing easements and/or restrictions of record.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said **JONATHAN BAUGHMAN, MARRIED MAN**, his heirs and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey the same and that it is unencumbered, except for the lien of the 2019 real property taxes which have been prorated between the parties and are assumed by the Grantee.

The undersigned further covenants and binds itself, its successors and assigns to forever warrant and defend the title to said real estate to the Grantee, their heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is subject to and includes any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 21st day of October, 2019.

Zane R Henry
Zane R. Henry

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Zane R. Henry, An Unmarried Man,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), executed the foregoing instrument **(WARRANTY DEED)** for the purposes therein contained.

21st WITNESS MY HAND AND OFFICIAL SEAL in Rutherford County, Tennessee, this the day of October, 2019.

DOROTHY M. SANDERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2023

Dorothy M. Sanders
NOTARY PUBLIC
My Commission Expires: 5-9-2023

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $272,000.00, which amount is equal to or greater than the Amount which the property transferred would command at a fair and voluntary sale.

Zane R Henry
AFFIANT

SWORN to and subscribed before me,
this 21st day of October, 2019.

Dorothy M. Sanders
NOTARY PUBLIC
My Commission Expires: 5-9-2023

DOROTHY M. SANDERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2023