Karen Johnson Davidson County
Batch# 305859 DEEDWARR
10/24/2019 02:00:45 PM 2 pgs
Fees: $13.00 Taxes: $906.50
20191024-0109213

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of October, 2019.

Notary Public
MY COMMISSION EXPIRES: 5-2-22
File No. G19-6943

ALAN M. COHEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Jonathan Baughman (NAME)	SWBC Mortgage Corp. (NAME)	026-07-0-114
3018 Kirk Road (STREET ADDRESS)	9311 San Pedro Ave., Suite 100 (STREET ADDRESS)	
San Jose, CA 95124 (CITY) (STATE) (ZIP)	San Antonio, TX 78216 (CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Mitchell Ray Claunch and Mel Claunch, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jonathan Baughman, married man**, 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:

Being Lot No. 192 on the Plan of Windsor Green, Phase II, Section 1, of record in Book 6250, Page 989 amended in Book 7205, Page 890, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Mitchell Ray Claunch, unmarried by Deed dated November 21, 2013, recorded December 17, 2013, in Instrument Number 20131217-0127279, in the Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 6250, Page 989 amended in Book 7205, Page 890, Register's Office for Davidson County, Tennessee.

2. Charter for Homeowners Association of record in Book 6396, Page 542 and Book 8192, Page 65, Register's Office for said County.

3. Common Area conveyed to Homeowners Association of record in Book 7864, Page 369, Register's Office for said County.

4. Easement to Madison Suburban Utility District of record in Book 4377, Page 94 and Book 6636, Page 824, Register's

Office for said County.

5. Sanitary Sewer Easement of record in Book 6117, Page 290, Register's Office for said County.

6. Restrictions as recorded in Book 6406, Page 929, Register's Office for Davidson County, Tennessee.

7. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.

The 2019 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 117 Brenton Court, Goodlettsville, TN 37072.

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. Whenever 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/our hand(s) this 23rd day of October, 2019.

Mitchell Ray Claunch

Mel Claunch

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of October, 2019, before me personally appeared Mitchell Ray Claunch and Mel Claunch, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 23rd day of October, 2019.

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Signature
My commission expires: 3/21/22

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066