# WARRANTY DEED

Karen Johnson Davidson County
Batch# 315844 DEEDWARR
11/14/2019 03:56:30 PM 3 pgs
Fees: $18.00 Taxes: $643.80
20191114-0117791

JM-BR-19-0110

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $174,000.00.

Janice Singleton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF NOVEMBER, 2019.

Theresa J Wiggington
Notary Public

MY COMMISSION EXPIRES: 2.2.2021
(AFFIX SEAL)

THERESA J. WIGGINGTON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| Ashley Ann Zwirner | Interlinc Mortgage Services, LLC | |
| (NAME) | (NAME) | 075-07-0-204.00 |
| 110 Rachels Trail Ct. | 10613 West Sam Houston Pkwy, N Ste | 200 |
| (ADDRESS) | (ADDRESS) | |
| Hermitage, TN 37076 | Houston, TX 77064 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **TARAWA J. BAUGHN, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ASHLEY ANN ZWIRNER, A SINGLE WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 29-A on the Plan of Zone Lot Division -Lots 23,24,25,27,29,30,31,32,33,34,35,37,38,39,40,41,42,43,45,46 and 48, Rachel's Square - Section Two, of record in Plat Book 6250, Page 540, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Tarawa J. Baughn, unmarried by Warranty deed from Union Financial Corporation of record in Book 7629, page 534, Register's Office for Davidson County, Tennessee, dated August 09, 1988 and recorded on August 17, 1988.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years.
- Plan of record in Plat Book 5200, Page 623 as amended in Plat Book 6250, Page 540 and further amended in Book 6231, Page 64 and 66, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 6619, Page 777, as amended in Book 8030, Page 757, Book 11627, Page 594 and Instrument No. 20070619-0073174, Register's Office for Davidson County, Tennessee.
- Charter of Rachel's Square Homeowners Association of record in Book 6683, Page 576, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 6455, Page 135 and Book 6519, Page 512, in the Register's Office for Davidson County, Tennessee.
- Land Use Restriction Agreement of record in Book 9960, Page 636, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement of record in Instrument Number 20120521-0043892 and Instrument No. 20150211-0012558, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **110 Rachels Trail Ct., Hermitage, Tennessee 37076**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 13th DAY OF NOVEMBER, 2019.

Tarawa J. Baughn

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TARAWA J. BAUGHN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th of November, 2019.

Notary Public
My Commission Expires:
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

# ELECTRONIC DOCUMENT CERTIFICATION

I, John M. Lee, 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.

John M. Lee, Attorney

State of Tennessee
County of Wilson

Personally appeared before me, J. C. Ross, a notary public for this county and state, John M. Lee, who acknowledges that this certification of an electronic document is true and correct and whose signatures I have witnessed.

Notary Public

J.C. ROSS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

MY COMMISSION EXPIRES: 2.4.20