(1)

Karen Johnson Davidson County
Batch# 362721 DEEDWARR
02/25/2020 09:26:35 AM 2 pgs
Fees: $13.00 Taxes: $536.50

20200225-0020610

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$145,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of February, 2020.

Notary Public

MY COMMISSION EXPIRES: 10/3/21
(AFFIX SEAL)

JENNIFER D. STACEY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON 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) |
|---|---|---|
| William L. Baugher, Jr.<br>P.O. Box 943<br>Brentwood, TN 37024-0943 | NEW OWNER | 135-16-0-041.00 |

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, **Robert D. Hester, married man**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **William L. Baugher, Jr.**, 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 Lot No. 573 on the Plan of Re-Subdivision of Lots 573 and 574, Section 13, Edge-O-Lake Estates, as of record in Book 4060, Page 140, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Ray W. Hester by Warranty Deed from William A. King and wife, Jo Ann King dated 04/14/1995 in Book 9650, Page 555 Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Robert D. Hester, married, by Quit Claim Deed from Ray W. Hester dated 12/27/2012 and recorded in Instrument No. 201212280119864, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Robert D. Hester, married man, by Quit Claim Deed from Robert D. Hester and Jaime H. Hester, husband and wife, dated 05/02/2018, of record in Instrument 201806110055515, Register's Office for Davidson County, Tennessee.

The subject property is not now nor has ever been the primary or marital residence of the Grantor herein.

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: 2625 Timberland Drive, Nashville, TN 37217

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 24th day of February, 2020.

Robert D. Hester

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Robert D. Hester with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be within named bargainor, and that he executed the foregoing instrument of his own free will for the purposes therein set forth.

Witness my hand and official seal, this the 24th of February, 2020.

Notary Public

My Commission Expires: 10/3/21

(SEAL)

