Karen Johnson Davidson County
Batch# 421597 DEEDWARR
06/22/2020 08:18:30 AM 3 pgs
Fees: $18.00 Taxes: $1,612.83
20200622-0066051

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT200500205

WARRANTY DEED

JESSICA E. MONTEITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$435,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the
15th day of June, 2020

Notary Public

MY COMMISSION EXPIRES: 2-19-24

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS:
Edward Perry Watts, III and Elizabeth Claire Webber
1137 Winding Way Rd.
Nashville, TN 37216

SEND TAX BILLS TO:
Renasant Bank
2001 Park Place N., Ste 650
Birmingham, AL 35203

MAP-PARCEL NUMBERS
061-058-0-077.00

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 HEREBY ACKNOWLEDGED, WE,

Gary L. Baugher and John E. Wade, married to each other

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Edward Perry Watts, III, unmarried and Elizabeth Claire Webber, unmarried, as Tenants in Common with Right of Survivorship

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:

LAND in Davidson County, Tennessee, being Lot No. 2 and the easterly 15 feet of Lot No. 1 of Block "D" on the Plan of Section No. 2 of Jackson Park, as of record in Book 843, Page 21, Register's Office for Davidson County, Tennessee.

SAID Lot No. 2 and part of Lot No. 1 front 75 feet along the northerly side of Winding Way and extends back 148 feet along the westerly side and 147 feet along the easterly side line to a rear line measuring 77 feet thereon.

BEING the same property conveyed to Gary L. Baugher, an unmarried man, by Warranty Deed from Florence J. Talley, an unmarried person, dated 2/13/2004 and recorded 2/19/2004 in Instrument Number 20040219-0019306, Register's Office for Davidson County, Tennessee.

The undersigned John E. Wade spouse of Gary L. Baugher joins in the execution of this instrument for the purpose of conveying to the Grantees all of his right, title, claim and interest in and to the above described property, including but not limited to, his homestead, dower, and any and all other marital rights.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **1137 Winding Way Rd., Nashville, TN 37216**
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 our hands this 15th day of June, 2020.

Gary L Baugher

Gary L. Baugher

John E. Wade

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal at Nashville, Tennessee, this 15th day of June, 2020.

Commission Expires: 1-18-22

Gail C Vincent
Notary Public

GAIL C. VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-18-2022

True Copy Certification

I, Lori Patterson, 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 therewith 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 Williamson

Personally appeared before me, Jessica Monteith, a notary public for this county and state, Lori Patterson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 02/19/2024

