(1)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$490,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF FEBRUARY, 2021.

Notary Public

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

STACEY JENNIFER D. WILLIAMSON COUNTY NOTARY PUBLIC STATE OF TENNESSEE

Karen Johnson Davidson County
Batch# 579364 **DEEDWARR**
02/26/2021 10:34:33 AM 2 pgs
Fees: $13.00 Taxes: $1,813.00

20210226-0024516

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)
Peggy Self Hollis 1508 Daphne Place Brentwood, TN 37027	F&M Bank P.O. Box 451 Clarksville, TN 37041	171-03-0A-199.00

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, **William L. Baugher and Kathryn H. Baugher, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Peggy Self Hollis, unmarried woman**, 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. 10 on the Plan of Section Seven, Fredericksburg, R20 Residential P.U.D., of record in Plat Book 9700, Page 405, 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 William L. Baugher and Kathryn H. Baugher, husband and wife, by Warranty Deed from Bobby G. Johnson and Jackie Johnson, husband and wife, dated 11/12/2019 and recorded 11/14/2019, of record in Instrument 201911140117531, Register's Office for Davidson County, Tennessee.

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: 1508 Daphne Place, Brentwood, TN 37027

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 the 25th day of February, 2021.

William L. Baugher

Kathryn H. Baugher

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared William L. Baugher and Kathryn H. Baugher with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal, this the 25th of February, 2021.

Notary Public

My Commission Expires: 10/3/21

(SEAL)

