WARRANTY DEED

Karen Johnson Davidsor County
Batch# 586326 **DEEDWARR**
03/08/2021 10:02:02 AM 2 pgs
Fees: $13.00 Taxes: $925.00

20210308-0029808

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 7/1/23
(AFFIX SEAL)

SANDY McCOLLUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF21-010148

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Stephen R. Bargatze and Carol L. Bargatze	Same	
(NAME)	(NAME)	
3911 Dodson Chapel Road #36		086-14-0C-036.00-CO
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED FIFTY-NINE THOUSAND AND NO/100 DOLLARS ($259,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, MARRIANNE BAUGH, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO STEPHEN R. BARGATZE AND CAROL L. BARGATZE, HUSBAND AND WIFE, 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:

A certain Condominium unit in Davidson County, Tennessee, being Unit No. 36, of Villas at Woodhaven Condominiums, a Horizontal Property Regime as shown on the condominium site plan of Villas at Woodhaven Condominiums, as shown as Exhibit A-2 of the Master Deed called Woodhaven Condominiums, which is one in the same, as of record in Instrument No. 20011005-0108857, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Marrianne Baugh by Warranty deed from Margaret June Trimble, an unmarried person of record in Instrument No. 20120920-0085579 Register's Office for Davidson County, Tennessee, dated September 14, 2012 and recorded on September 20, 2012.

Being also known as 3911 Dodson Chapel Road #36, Hermitage, Tennessee 37076.

THIS CONVEYANCE IS MADE SUBJECT TO: ; further to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 3911 Dodson Chapel Road #36, Hermitage, TN 37076
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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/our hand(s) this the 25th day of February, 2021

Marrianne Baugh
Marrianne Baugh

STATE OF TN
COUNTY OF Davidson

On this 25 day of Feb, 2021, before me personally appeared Marrianne Baugh to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Davidson County, Tennessee this 25 day of Feb, 2021.

Commission Expires: 10/20/23

Notary Public

KANETHA COFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY