WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/21/03 15:44 2pgs
Fees:13.00 Taxes:185.64

20030421-0052156

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $50,173.19

Joseph J Bauer Trustee
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF APRIL, 2003.

Notary Public

MY COMMISSION EXPIRES: 1-27-07
(AFFIX SEAL)

DELIAH J. MASSAROTTI NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN. MY COMM. EXP. 01/27/07

THIS INSTRUMENT WAS PREPARED BY
Lender's Title & Escrow, LLC, 810 Crescent Centre Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
The Bauer 1995 Revocable Trust	The Bauer 1995 Revocable Trust	108-08-0-101.00
(NAME) 1008 East Lake Court	(NAME) 1008 East Lake Court	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Nashville, TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and 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, Brenda Lee Bowling, a single person, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto The Bauer 1995 Revocable Trust, by Joseph J. Bauer, Trustee, 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. :

Being Lot No. 12 on the Revised Plan of East Lake Subdivision, Section 2, as of record in Plat Book 5200, page 299, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Brenda Lee Bowling by deed from C & S Builders, Inc., and filed for record on April 30, 1982 in Book 5879, page 482, Register's Office for Davidson County, Tennessee.

Said property herein described is subject to the following, including but not limited to declarations, conditions, covenants, restrictions, agreements, easements and/or encroachments of record in said Register's Office:

a) Any and all matters as shown on the plan of record in Plat Book 5200, page 299, Register's Office for Davidson County, Tennessee.

b) Restrictions as of record in Book 5689, page 686, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 1008 East Lake Court, Nashville, TN 37214
(House Number) (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.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 14th day of April, 2003.

Brenda Lee Bowling
Brenda Lee Bowling

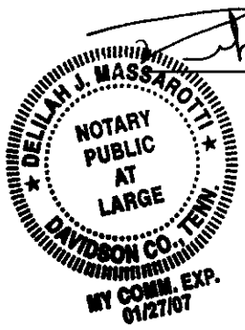
STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named bargainors, Brenda Lee Bowling, a single person, with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 14th day of April, 2003.

Commission expires: 1-27-07



Notary Public