WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$103,000.00**

X Kristy L. Rhode
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF AUGUST, 2003.

Kandace Tomes
Notary Public

MY COMMISSION EXPIRES: March 4, 2007

(AFFIX SEAL)

KANDACE N. TOMES NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 08/25/03 14:48 2pgs
Fees:13.00 Taxes:381.10

20030825-0123162

THIS INSTRUMENT WAS PREPARED BY
Lenders Title and Escrow, LLC, 810 Crescent Centre Drive, Suite 250, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kristy Rhode	Irwin Mortgage ~~Kristy Rhode~~ Lender	108-08-0-101.00
(NAME)	10500 Kincaid Dr (NAME)	
1008 East Lake Court	~~1008 E Lake Court~~	
(ADDRESS)	Fishers IN (ADDRESS) 46038	
Nashville, TN 37214	~~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, The Bauer 1995 Revocable Trust, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto Kristy Rhodes and husband Michael D. Rhodes, 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 The Bauer 1995 Revocable Trust, Joseph J. Bauer, Trustee by deed from Brenda Lee Bowling dated April 14, 2003 and filed for record in Instrument No. 20030421-0052156, 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) Restriction as of record in Book 5689, page 686, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 1008 E 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 15th day of August, 2003.

The Bauer 1995 Revocable Trust

By: Joseph J. Bauer Trustee
Joseph J. Bauer, Trustee

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, Joseph J. Bauer, Trustee of the The Bauer 1995 Revocable Trust, with whom I am personally acquainted and who acknowledged that as such Trustee of said Bauer 1995 Revocable Trust, he is duly authorized and executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this the 15th day of August, 2003.

Commission expires: March 4, 2007

Kandace N. Tomes Notary Public

