WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$118,556.00**

Joseph John B
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF JULY, 2004.

Notary Public

MY COMMISSION EXPIRES: March 4, 2007

(AFFIX SEAL)

CANDACE N. TOMES NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TENNESSEE

Davidson County DEEDWARR
Recvd: 07/20/04 08:56 2pgs
Fees:13.00 Taxes:438.66

20040720-0086170

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Randy L. Hill	Irwin Mortgage Corporation	150-2-9
(NAME)	(NAME)	
2869 Lera Jones Drive	400 Interstate N. Parkway	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Atlanta, GA 30339-5030	
(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, Joseph John Bauer, Trustee for The Bauer 1995 Revokable Trust dated 12/2/95, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto Randy L. Hill, 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. 32 on the plan of Percy Priest Meadows, Section One, as of record in Book 4675, page 110, 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 Joseph John Bauer, Trustee for The Bauer 1995 Revokable Trust dated 12/2/95 by Deed from Ivan Kenous Fleming, Jr., dated July 19, 2002 and filed for record in Instrument No. 20020801-0092441 and re-recorded in Instrument No. 20021007-0121784, 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 4675, page 110, Register's Office for Davidson County, Tennessee.

b) Restrictions as of record in Book 4815, page 647, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 2869 Lera Jones Drive, Antioch, TN 37013

(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 12th day of July, 2004.

Joseph John Bauer, Trustee for The Bauer 1995
Revokable Trust dated 12/2/95

By: Joseph John B Trustee
Joseph John Bauer, Trustee for The Bauer 1995
Revokable Trust dated 12/2/95

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 John Bauer, Trustee for The Bauer 1995 Revokable Trust dated 12/2/95, 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 office this the 12th day of July 2004.

Commission expires: March 4, 2007

Kandace Tomes Notary Public

