WARRANTY DEED

(2)

Lender's Title & Escrow, LLC
810 Crescent Centre Dr #250
Franklin, Tennessee 37067
615-778-9255 - Fax 615-778-9015
e-mail: kandace@lenderstitleescrow.com

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

STATE OF TN.
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $88,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF JULY, 2005.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 03/04/07

THIS INSTRUMENT WAS PREPARED BY
Lender's 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
Joseph John Bauer, Trustee of the Bauer 1995 Revocable Trust	Same	135-14-OA-076.00
(NAME)	(NAME)	
628 Mt. Hood Dr.		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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, West Coast Realty Services, Inc., hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto Joseph John Bauer, Trustee of the Bauer 1995 Revocable Trust, 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. 101, on the plan of **Pinnacle Point Subdivision, Phase 3**, as of record in Plat Book 6900, page's 391, 92, and 393, Register's Office for Davidson County, Tennessee.

This being the same property conveyed to West Coast Realty Services, Inc. from Bank of America, NA by Quitclaim Deed dated June 16, 2005, filed of record in the aforesaid Register's Office. Source of Title: 20050822 00 99901

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) Restrictions of record in Book 7032, page 733; amended in Book 7067, page 739; Book 1009, page 390; and Instrument No. 20010504-0046047, said Register's Office.

b) Charter of record in Book 7058, page 234, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 628 Mt. Hood Dr., 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 7th day of July, 2005.

West Coast Realty Services, Inc.

By: , President

West Coast Realty Services, Inc.
Dale Thayer

Davidson County DEEDWARR
Recvd: 08/22/05 14:24 2 pgs
Fees:13.00 Taxes:327.45

20050822-0099902

STATE OF California

COUNTY OF Orange

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Dale Thayer (name), with whom I am personally acquainted ~~(or who proved to me on the basis of satisfactory evidence)~~, and who, upon oath, acknowledged such person to be the President (title) of West Coast Realty Services Inc (co. name), the within named bargainor(s), a corporation, and that as such President (title) of West Coast Realty Services, Inc. (co. name), are duly authorized and executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office this the 7 day of July, 2005.

Commission expires: Nov. 13, 2008

Alyce D. Lex

Notary Public

ALYCE D. LEX
Commission # 1526341
Notary Public - California
Orange County
My Comm. Expires Nov 13, 2008