# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/09/07 10:33 2 pgs
Fees:13.00 Taxes:384.80
20070109-0003610

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $104,000.00

Paul A Bauman Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of December, 2006.

Notary Public

MY COMMISSION EXPIRES: 2/2/10
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Warranty Title Insurance Company, Inc., 379 East Main Street
Hendersonville, Tennessee 37075

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Paul A Bauman Jr | First Horizon Home Loan Corporation d/b/a First Tennessee Home Loans | |
| (NAME) 2416 Milton Drive | (NAME) 100 Bluegrass Commons | 73-1-186 |
| (ADDRESS) Nashville, TN 37216 | (ADDRESS) Hendersonville, TN 37075 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | File No.: 20063161 |

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, Mary Charlotte Weakley, an unmarried woman**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Paul A Bauman Jr., a married man**, hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Being Lot No. 72 on the Plan of Highland View Subdivision, of record in Plat Book 1424, page 39, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Property commonly known as: 2416 Milton Drive, Nashville, Tennessee.

BEING all of the same property conveyed to Mary Charlotte Weakley by Warranty Deed from Carl A. Tomlinson and wife, Kim B. Tomlinson dated May 28, 1986 of record in Book 6870, Page 956, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 2416 Milton Dr., Nashville, TN 37216

(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 GRANTEE, his/her heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used 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 29th day of December, 2006.**

Mary Charlotte Weakley

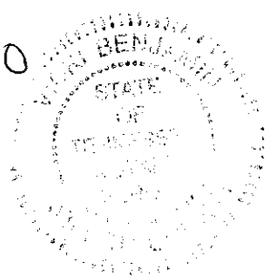
STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Mary Charlotte Weakley, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Mary Charlotte Weakley executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 29th day of December, 2006.

Commission expires: 2/3/10



Notary Public