Davidson County DEEDQC
Recvd: 01/18/08 11:14 2 pgs
Fees:12.00 Taxes:0.00

20080118-0005894

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of January, 2008

Notary Public

MY COMMISSION EXPIRES: 11/30/09

(AFFIX SEAL)

J. TRENT LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED BASED UPON INFORMATION PROVIDED BY THE PARTIES BY
LEHMAN ESCROW, LLC 6 Cadillac Dr Ste 190 Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth Robert Bauer and wife, Sheila Ann Bauer	Fifth Third Mortgage Company	131-15-B-20CO
(NAME)	(NAME)	
1302 Burton Valley Dr.	5050 Kingsley Dr.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215,	Cincinnati, OH 45263	
(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,

KENNETH ROBERT BAUER AND WIFE, SHEILA ANN ADAMS BAUER,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

KENNETH ROBERT BAUER AND WIFE, SHEILA ANN BAUER,

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:

Land in Davidson County, Tennessee, being Unit No. 2, together with the appurtenant interest in the common elements of Burton Townhomes, a horizontal property regime with private elements established by Declaration, of record in Instrument No. 200511090135654, Register's Office for Davidson County, Tennessee said Unit being depicted on the Site Plan attached as Exhibit B to the aforementioned Declaration and being located upon Lot No. 17 on the Plan of Harpeth Acres, Section Seven, of record in Plat Book 2331, page 154, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kenneth Robert Bauer and wife, Sheila Ann Adams Bauer by deed from Jay G. Husband and wife, Agnes Husband of record in Instrument 200606050066027 on 05/31/2006 and filed for record on 06/05/2006, Register's Office for said County.

Sheila Ann Adams Bauer and Sheila Ann Bauer are one and the same person

THIS CONVEYANCE IS SUBJECT TO: SUCH LIMITATIONS, RESTRICTIONS, AND ENCUMBRANCES AS MAY AFFECT THE PREMISES.

unimproved ☐

This is improved ☒ property, known as 1302 Burton Valley Dr., Nashville, TN 37215

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Witness this 18th day of January, 2008.

Kenneth Robert Bauer

Sheila Ann Adams Bauer

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **KENNETH ROBERT BAUER AND WIFE, SHEILA ANN ADAMS BAUER,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin , Tennessee this 18th day of January, 2008

Commission expires: 11/30/09

J. TRENT LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public