WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF APRIL, 2011.

Notary Public

MY COMMISSION EXPIRES: 12-06-2011

(AFFIX SEAL)

WILLIAMSON COUNTY, TN
J. SUSAN LARGE
NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, LLC, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald B. Martin, Jr. and Peggy Y. Martin	First Community Mortgage, Inc.	161-10-B-23.00 CO
(NAME)	(NAME)	
5248 Village Trace	275 Robert Rose Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Murfreesboro, TN 37129	
(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, **Joseph J. Bauer, Trustee of the Bauer 1995 Revocable Trust, with full power to sell, convey, mortgage and encumber without the joinder of any beneficiary,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Donald B. Martin, Jr., and Peggy Y. Martin, husband and wife,** 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, TN, BEING Lot No. 214 on the Plan of Villages of Brentwood, Phase Five, of record in Book 6900, page 896, Register's Office for Davidson County, TN, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Joseph J. Bauer, Trustee of the Bauer 1995 Revocable Trust by Quitclaim Deed from Nations Trust Mortgage Corporation, dated October 29, 2008, of record in Instrument No. 20081031-0108860, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Davidson County taxes for the year 2011, which have not been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the Plan of record in Plat Book 6900, page 896; Charter of Villages of Brentwood Homeowner's Association, Inc. of record in Book 6158, page 352 and Restrictions of record in Book 6143, page 11; Book 6393, page 495; Book 7834, page 676; Book 8507, page 831 and Instrument No. 20000606-0056066, all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 5248 Village Trace, Nashville, TN 37211

(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.

BILL GARRETT, Davidson County
Trans:T20110024793 DEEDWARR
Recvd: 04/27/11 13:58 2 pgs
Fees:13.00 Taxes:647.50
20110427-0032294

Witness my hand this 22nd day of April, 2011.

Joseph J. Bauer, Trustee of 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, in and for said County and State, appeared Joseph J. Bauer, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the Trustee of The Bauer 1995 Revocable Trust, the within named bargainor, and that he as such Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name Trustee of The Bauer 1995 Revocable Trust by the said Joseph J. Bauer as such Trustee.

Witness my hand and official seal at Franklin, Tennessee, this 22nd day of April, 2011.

Notary Public

My Commission Expires: 12-06-2011

J. SUSAN DUFF NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN