BILL GARRETT, Davidson County
Trans:T20110056542 DEEDWARR
Recvd: 09/12/11 15:21 2 pgs
Fees:13.00 Taxes:432.90
20110912-0070779

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, is $117,000.00 (One Hundred Seventeen Thousand).

AFFIANT

Subscribed to and sworn before me this 6th day of September, 2011.

NOTARY PUBLIC MY COMMISSION EXPIRES:

GARY L. DILLIHA STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY My Commission Expires June 30, 2013

(NOTARY SEAL)

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC
2309 Crestmoor Road, STE 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Stephen Michael Bauer Samantha D. Bauer 8072 Ridgewood Drive Goodlettsville, TN 37072	PrimeLending, A Plains Capital Company 18111 Preston Road, Ste 900 Dallas, TX 75252	00900006301

WARRANTY DEED

FOR AND IN 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, I/WE, **MYRA LYNNE WALDEN UNMARRIED**, HEREINAFTER CALLED THE **GRANTOR(S)**, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **STEPHEN MICHAEL BAUER AND WIFE SAMANTHA D. BAUER**, HEREINAFTER CALLED THE **GRANTEE(S)**, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

BEGINNING at a point in the center of Ridgewood Drive at the intersection of the northern boundary line of the Wilkerson property and the center of said drive; thence south 82 degrees east 425 feet; thence north 4 degrees east 750 feet; thence southwestwardly 758 feet to the center of said drive; thence with same southeastwardly 278 feet to the beginning, containing 6 acres, more or less

Being the same property conveyed to Myra Lynne Walden by deed of record in Instrument Number 20040506-0051720 Register's Office for Davidson County, Tennessee.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(X) IMPROVED ( ) UNIMPROVED	Property known as: **8072 RIDGEWOOD DRIVE** **GOODLETTSVILLE,TN37072**

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(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

LTSR Number:

GTE File: 2011

WITNESS, this 6th day of September, 2011

Myra Lynne Walden

Myra Lynne Walden

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 6th day of September, 2011, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Myra Lynne Walden** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged she executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 6th day of September, 2011.

C. Loy Carney

Notary Public

Commission Expires: My Commission Expires November 7, 2012

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

LTSR Number:

GTE File: 2011