(1)

BILL GARRETT, Davidson County
Trans:T20110062864 DEEDWARR
Recvd: 10/07/11 15:51 2 pgs
Fees:13.00 Taxes:764.05
20111007-0078339

Return To:
MH&S Law Firm
1804 Williamson Ct. Ste 201
Brentwood, TN 37027
615-377-3319

ASHLEY S. HEATH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $206,500.00

Affiant

Subscribed and sworn to before me, this 26th day of September, 2011.

Notary Public

My commission expires: March 18, 2014

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Lauren Bauman	**New Owner**	**Map 147, Group 05-0, Parcel 172.00**
4922 Salem Drive		
Nashville, TN 37211		

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 ACKNOWLEDGE, WE,

Shay C. Menges, married

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

Lauren Bauman, unmarried

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 Lot No. 27 on the Plan of Section One, Caldwell Country Estates, of record in Plat Book 2663, pages 68 and 69, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Shay C. Menges, by Warranty Deed, from Alan J. Herline and wife, Carol A. Herline, of record in Instrument No. 20050817-0097509, Dated July 29, 2005, Register's Office for Davidson County, Tennessee. Shay C. Menges has since married.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.

The Plan of record in Plat Book 2663, pages 68 and 69, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 2802, page 369 and amended in Book 3032, page 6, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 4922 Salem Drive, Nashville, TN 37211.

SCM

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 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.

Witness my/our hand(s) this 26th day of September, 2011.

Shay C. Menges

Kocoa Menges, spouse of Shay C. Menges, joins in the execution of this instrument for the purpose of conveying her marital interests, if any, in subject property.

Kocoa L Menges
Kocoa Menges

STATE OF ~~TENNESSEE~~ ILLINOIS
COUNTY OF ~~WILLIAMSON~~ DuPAGE

Personally appeared before me, a Notary Public of said County and State, Shay C. Menges and Kocoa Menges , the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of September, 2011.

Notary Public

My Commission Expires: July 10, 2015

OFFICIAL SEAL
LORI G WOODY
Notary Public - State of Illinois
My Commission Expires Jul 10, 2015

File #: **110601DH**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027