THIS INSTRUMENT PREPARED BY:
PURYEAR, NEWMAN & MORTON, PLLC
ATTORNEYS AT LAW
130 Fourth Avenue South
P. O. BOX 40
FRANKLIN, TN 37065
Telephone (615) 790-2444
Fax (615) 790.2951

JENNIFER S. DUNLAP NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF Williamson)
The actual value or consideration, whichever is greater, for this transfer is $329,900.00.

Affiant

Sworn to and subscribed before me this 27th day of January, 2012

Notary Public
My Commission Expires: 9/23/13

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
David Harrison & Lesley Harper Bartley	4909 Manassas Cir.	Primelending	
4909 Manassas Cir.		18111 Preston Rd.#900	171-03-0A-074.00 CO
Nashville, TN 37027	Nashville, TN 37027	Dallas, TX 75252	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Three Hundred Twenty Nine Thousand Nine Hundred and 00/100 ($329,900.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, we, **Daniel Scott Bauchiero and wife, Jessica Davenport Bauchiero,** (Grantors), have bargained and sold and by these presents do hereby transfer and convey unto **David Harrison Bartley and wife, Lesley Harper Bartley,** (Grantees), their successors and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 148, on the Plan of Section Three, Fredericksburg, of record in; Book 7900, page 691, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Daniel Scott Bauchiero and wife, Jessica Davenport Bauchiero, by Warranty Deed from William A. Ellis and wife, Beverly J. Ellis, of record in Instrument No. 20060621-0074124, Register's Office for Davidson County, Tennessee, dated June 19, 2006 and recorded on June 21, 2006.

This conveyance is subject to:

(1)Easements of record in Book 7993, page 269 and Book 7851, page 721, said Register's Office.
(2)Restrictive covenants/declarations of Covenants, Conditions and Restrictions contained in Instruments of record in Book 7798, page 843, Book 8920, page 65, Book 9500, page 393, and Book 9860, page 840, said Register's Office.
(3)HOA Charter of record in Book 8920, page 40, said Register's Office.
Amenities Area Conveyance of record in Book 7900, page 807, said Register's Office.
(4)Deeds of Conveyance of record in Book 9443, page 538, Book 9698, page 81 and Book 9698, page 124, said Register's Office..
(5)By-Laws of record in Book 8920, page 45, said Register's Office.

BILL GARRETT, Davidson County
Trans:T20120007321 DEEDWARR
Recvd: 01/31/12 10:38 2 pgs
Fees:13.00 Taxes:1220.63
20120131-0008655

TO HAVE AND TO HOLD said tracts or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors and assigns, forever.

And Grantors covenants with the said Grantees that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, applicable building and zoning regulations, such state of facts as an accurate survey would disclose, and all existing highway, roadway, and utility easements which lie on the premises.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and defend the title to said land to the said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 27th day of January, 2012.

Daniel Scott Bauchiero

Jessica Davenport Bauchiero

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, Amanda Minor, the undersigned, a Notary Public, in and for said State and County, **Daniel Scott Bauchiero and wife, Jessica Davenport Bauchiero,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this the 27th day of January, 2012.

NOTARY PUBLIC

AMANDA MINOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 8-10-14