BILL GARRETT, Davidson County
Trans:T20120029015 DEEDWARR
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Fees:18.00 Taxes:1258.00
20120420-0033996

This instrument prepared by:
Fidelity Residential Solutions
900 Wilshire Drive
Suite 107
Troy, MI 48084
668560 10100-16834
Michelle Duoba

WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
(NAME) Matthew and Laura Bauer	(NAME) New owner	160-9 3.00
(STREET ADDRESS OR ROUTE NUMBER) 5417 Forest Acres Drive	(STREET ADDRESS)	
(CITY) (STATE) (ZIP) Nashville, TN 37220	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Phillip L. Johnson, a single man have this day bargained and sold, and do hereby transfer and convey unto the said Matthew Bauer and Laura S. Bauer,husband and* the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson, Tennessee as follows:

*wife

See Attached Exhibit "A".

Being that same property described in and conveyed to the Grantor herein by Warranty Deed of record at Instrument No. _____ in the Register's Office of _____ County, Tennessee.

STATE OF
COUNTY OF Davidson The actual consideration or value whichever is greater, for this transfer is $ 340000.00

Affiant _____

Subscribed and sworn to before me this the 19th day of April 2012

Notary Public _____

My commission expires:

(Affix Seal)

This is unimproved ( ), known as 5416 Forest Acres Drive, Nashville, TN 37220

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014

improved ( )

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

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.

Witness our hand this 15 day of JUNE, 2011, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Phillip L. Johnson

STATE OF MI
COUNTY OF OAKLAND

Personally appeared before me, Michelle M. Duoba, a Notary Public in and for said County and State, Phillip L. Johnson, the within named bargainor Single man (fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15 day of June, 2011.

Michelle M. Duoba (This area for official notarial seal)
Notary Public
My Commission Expires:

MICHELLE M. DUOBA
Notary Public, State of Michigan
County of Oakland
My Commission Expires Jun. 25, 2013
Acting in the County of _____

STATE OF
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, , the within named bargainor _____ (fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that _____ _____ executed the within instrument for the purposes therein contained.

Witness my hand, at office, this _____ day of _____, _____.

_____ (This area for official notarial seal)
Notary Public
My Commission Expires:

Exhibit "A"

LAND in Davidson County, TN, BEING Lot No. 84, on the Plan of Oak Hill Estates, Section Two, of record in Plat Book 4460, page 38, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Phillip L. Johnson, by deed from Charles Hoffmann and wife, Telisha Hoffmann, of record in Instrument No. 20060612-0069867, Register's Office for Davidson County, TN.