THIS INSTRUMENT PREPARED BY:
DAVID A. CHILDRESS
ATTORNEY AT LAW
102 Woodmont Blvd., Suite 200
Nashville, TN 37205
(615) 386-9235

BILL GARRETT, Davidson County
Trans:T20120039201 DEEDQC
Recvd: 05/29/12 15:52 3 pgs
Fees:17.00 Taxes:0.00
20120529-0046364

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual value for
this transfer is $-0-.

Patrick J. Bauer, Sr.
AFFIANT

Subscribed and sworn to before me this 31st day of May, 2012.

Dana A. Childress
Notary Public

My Commission Expires:
7/2/2015

DAVID A. CHILDRESS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Numbers
Patrick J. Bauer, Sr., Trustee 7708 River Bend Way Nashville, TN 37221	Same	142010A00400CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of no monetary consideration, **MILDRED BAUER, unmarried** (herein referred to as "Grantor"), by these presents does hereby remise, release and quitclaim unto **PATRICK J. BAUER, SR., TRUSTEE, and any successor trustees thereto, of the Mildred D. Bauer Revocable Trust U/A/D May 3, 2012, its successors and assigns** (herein referred to as "Grantee"), all of her right, title and interest in and to a certain tract or parcel of land situated in Davidson County, Tennessee, more particularly described as follows:

See Attached "Exhibit A"

Being the same property conveyed to Mildred Ebert, a life estate, with remainder to Mildred Bauer by deed from Haury and Smith Contractors, Inc., a Tennessee Corporation, of record in Book 4578, page 55, Register's Office for Davidson County, Tennessee. The said Mildred Ebert having since died.

This description is the same as used in the last deed of record.

This is improved property known as Unit A-4, 8207 Sawyer Brown Road, Nashville, Tennessee 37221.

Said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises.

THIS Description is prepared from information furnished to the preparer without the benefit of a title examination; and no representation as to the accuracy thereof is made, intended or to be implied. The preparer of this instrument makes no representation as to the status of the title of the property described and conveyed herein.

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.

Mildred Bauer and Mildred D. Bauer are one and the same person.

WITNESS my hand this 3rd day of May, 2012.

Mildred Bauer
Mildred Bauer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named bargainor, **Mildred Bauer** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 3rd day of May, 2012.

Doris A. Childress
Notary Public

DAVID A. CHILDRESS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 7/6/2015

Exhibit A

Unit No. A-4, together with the Carport designated No. A-4-C, in River Plantations, Section One, A Condominium, a Horizontal Property Regime, located on Highway 70 South, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantations, Section One, Condominium Apartments, recorded in Book 4460, page 59, of the Register's Office for Davidson County, Tennessee, and described in a Master Deed, recorded in Book 4562, page 474, of the Register's Office of Davidson County, Tennessee to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners, and tenants of River Plantations, Section One, Condominium Apartments, contained in the Master Deed, and the By-Laws appended thereto, recorded in Book 4562, page 474, of the Register's Office of Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.