THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 30504-03-2012** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $645,000.00. Todd M Bauer Affiant Subscribed and sworn to before me this 29th day of May, 2012. Notary Public My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 3, 2015

WARRANTY DEED

Address New Owner: Todd M. Bauer, Jennifer J. Bauer 760 Greeley Drive Nashville, TN 37205	**Send Tax Bills To:** Suntrust Mtg. Inc. 1001 Semmes Ave. RVW 5023 Richmond, VA 23224	**Tax Information:** Map and Parcel No.: 102 160 04000

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **John E. Curley and wife, Shannon P. Curley**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Todd M. Bauer and wife, Jennifer J. Bauer** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 760 Greeley Drive, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 29th day of May, 2012.

John E. Curley

Shannon P. Curley

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **John E. Curley and Shannon P. Curley**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of May, 2012.

Notary Public

My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 3, 2015

BILL GARRETT, Davidson County
Trans:T20120039828 DEEDWARR
Recvd: 05/31/12 10:20 2 pgs
Fees:13.00 Taxes:2386.50

20120531-0047083

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 226 on the Plan of Hillwood Estates, Section 10, of record in Plat Book 2331, pages 95 and 96, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to John E. Curley and wife, Shannon P. Curley, by deed dated March 1, 2005, from Patricia Jeanne Allen Tuohy and James West Allen, III, devisees under the Last Will and Testament of Jeanne Faircloth Allen, of record in Instrument No. 20050308-0025650, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. All matters appearing on the Plan of record as Book 2331, pages 95 and 96, Register's Office for Davidson County, Tennessee.
2. Easement for use and maintenance of an asphalt driveway of record in Book 7270, page 3, Register's Office for Davidson County, Tennessee.