WARRANTY DEED

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $332,000.00

Nancy Enoch

Affiant

Subscribed and sworn to before me, this 25th DAY OF June, 2012.

Notary Public

MY COMMISSION EXPIRES: May 6, 2013

(AFFIX SEAL)

KIMBERLY R. DOUGHER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

R-VRES-12-2905

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Read Hauck	New Owner (NAME)	
2905 Snowden Road (ADDRESS)	(ADDRESS)	
Nashville, TN 37204 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	118-09-132

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we BRIAN BACHMANN AND BETH BACHMANN, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto READ HAUCK, hereinafter called the Grantee(s), their heirs and assigns, that 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. 3 ON THE MAP OF SUTTON HILL SECTION OF MARENGO PARK, OF RECORD IN PLAT BOOK 974, PAGE 67, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO BRIAN BACHMANN AND WIFE, BETH BACHMANN BY DEED FROM THOMAS ARNOLD PAGE AND WIFE, MARY LOU TROUTMAN OF RECORD AT INSTRUMENT NO. 20040326-0034559, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED MARCH 23, 2004.

THIS CONVEYANCE IS SUBJECT TO A) 2012 PROPERTY TAXES AND SUBSEQUENT; B) INSTRUMENTS OF RECORD IN PLAT BOOK 974, PAGE 67; BOOK 1086, PAGE 573; BOOK 1066, PAGE 421; BOOK 1082, PAGE 666; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )

This is improved (X) property, known as 2905 Snowden Road, Nashville, Tennessee 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20120048514 DEEDWARR
Recvd: 07/02/12 11:25 2 pgs
Fees:13.00 Taxes:1228.40
20120702-0057799

Witness my/our hand(s) this 25th day of June, 2012.

Brian Bachmann

Beth Bachmann

STATE OF Tennessee
COUNTY OF Davidson

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

Witness my hand and official seal, this the 25th day of June, 2012.

Notary Public

My Commission Expires:

(SEAL) 5.2014

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903