This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $123,000.00

Affiant

Subscribed and sworn before me this the 22nd day of June, 2012.

Notary Public
My commission expires: 4/23/2014

ANGELA A. RAMSEY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires April 23, 2014

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Charles H. Bauman 2115 Sanborn Drive Nashville, TN 37210	FIFTH THIRD MORTGAGE 5001 KINGSLEY DR. CINCINNATI, OH 45227	95-10-81

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, JONATHAN D KENNEDY, UNMARRIED, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to CHARLES H. BAUMAN, UNMARRIED, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Being Lot No. 115 on the Plan of Elm Hill Acres, Section 2, of record in Book 2331, page 68, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description.

Being the same property conveyed to Jonathan D Kennedy, unmarried by Warranty Deed from Eric Sox and James Roberts of record in Instrument No. 20120221-0014824, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 2115 Sanborn Drive, Nashville, TN 37210.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

Witness my hand this the 22nd day of June, 2012.

Jonathan D Kennedy

BILL GARRETT, Davidson County
Trans:T20120049759 DEEDWARR
Recvd: 07/06/12 09:01 2 pgs
Fees:13.00 Taxes:455.10
20120706-0059344

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jonathan D Kennedy, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 22nd day of June, 2012.

My commission expires:
11/7/12

Notary Public

