WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER $120,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 13th **Day of August, 2012**

Notary Public

MY COMMISSION EXPIRES: MAR 0 8 2016
(AFFIX SEAL)

MAXINE J. RUCKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Davidson County DEEDWARR
Recvd: 08/15/12 10:52 2 pgs
Fees:13.00 Taxes:444.00
20120815-0073013

THIS INSTRUMENT WAS PREPARED BY
LRCS
215 2ND AVE NORTH, SUITE 200
NASHVILLE, TN 37201

ADDRESS OF NEW OWNER: AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph John Bauer, Trustee of The Bauer 1995 Revocable Trust	Joseph John Bauer, Trustee of The Bauer 1995 Revocable Trust	Map-Par. 082-08-0-384.00
(NAME)	(NAME)	
1006 West Eastland Ave	912 Calib Court, B-100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HERINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, We, **Richard O. Mitchell,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joseph John Bauer, Trustee of The Bauer 1995 Revocable Trust,** HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot(s) 4, as shown on the map entitled the Plan of Eastwood Addition, Block F, of record in Book 332, page 63, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to CLARICE MCCLAIN AND SIDNEY GRAY, by deed from RICHARD L. FUQUA AND WIFE, KATHERINE FUQUA, of record in Book 6365, page 62, dated August 20, 1984, said Register's Office. Being further conveyed to RICHARD O. MITCHELL, A/K/A RICHARD ONDRA MITCHELL, by Quitclaim Deed from CLARICE MCCLAIN, of record in Book 6471, page 321, dated January 2, 1985 and by Quitclaim Deed from SIDNEY GRAY, of record as Instrument No. 20061213-0153776, dated December 5, 2006, said Register's Office.

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 and assigns forever, and we do covenant with the said GRANTEES 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 GRANTEES, 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.

Witness my/our hand(s) this 13th day of August , 2012

SELLER

RICHARD O. MITCHELL

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 **RICHARD O. MITCHELL**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official Seal this 13th day of August, 2012

My Commission Expires: MAR 08 2016

MAR 0 8 2016

MAXINE J. RUCKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Notary Public

Please return to
LRCS
215 2ND AVE NORTH, SUITE 200
NASHVILLE, TN

Certificate of Authenticity

I, Jennifer C. Cole do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer C. Cole who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MAXINE J. RUCKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires: MAR 0 8 2016