BILL GARRETT, Davidson County
Trans:T20120090609 DEEDWARR
Recvd: 11/28/12 11:23 2 pgs
Fees:13.00 Taxes:599.40
20121128-0109213

THIS INSTRUMENT PREPARED BY:
CATHERINE H. GWYN
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 THIRD AVENUE SOUTH
SUITE 1700
NASHVILLE, TENNESSEE 37201
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $162,000.00.

Affiant

Subscribed and sworn to before me, this 21st day of November, 2012.

Notary Public

My Commission Expires: 01/07/2013

DAVID DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel No.
Martin Roy Bauer and Margaret Ellen Bauer 1357 General George Patton Rd. Nashville, TN 37221	First Financial Services, Inc. 6230 Fairview Rd., Ste. 450 Charlotte, NC 28210	142-09-0E-143.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Joseph P. Williams, Trustee under the Irrevocable Trust Agreement of Sue H. Williams dated June 30, 2010**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Martin Roy Bauer and wife, Margaret Ellen Bauer**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 1357, together with the Carport designated No. 1357-C in River Plantation, Section Seven, Phase One, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road and General George Patton Road, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantation, Section Seven, Phase One, Condominium Apartments, record in Book 5200, pages 705 and 706, and amended in Book 6392, page 321, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of River Plantation, Section Seven, Phase One, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in

Book 6226, page 9, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Raymond A. Williams and wife, Margaret Sue Williams, by deed from Haury & Smith Contractors, Inc., of record in Book 6638, page 489, dated August 26, 1985, said Register's Office. Being further conveyed to Joseph P. Williams, Trustee under the Irrevocable Trust Agreement of Sue H. Williams dated June 30, 2010 , by Quitclaim Deed from Margaret Sue Williams, a widow, of record as Instrument No. 20100817-0064746, dated August 5, 2010, said Register's Office. The said Raymond A. Williams having since died on or about December 26, 2001.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2012 taxes, which have been prorated and paid by Seller. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay future taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record in Plat Book 5200, pages 705 and 706, and amended in Book 6392, page 321, said Register's Office.

3. Master Deed of record in Book 6226, page 9, said Register's Office.

4. Rights of others in and to the use of the common areas/elements.

This is improved property known as: **1357 General George Patton Rd., Nashville, TN 37221**.

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 Grantor covenants with the said Grantees that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds himself, heirs and assigns, 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 person whomsoever.

WITNESS my hand this 21 day of November, 2012.

Joseph P. Williams, Trustee of the Sue H. Williams Irrevocable Asset Protection Trust

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joseph P. Williams, Trustee, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 26th day of November, 2012

(Seal)

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires June 21, 2016

Notary Public

My Commission Expires: 6·21·16