BILL GARRETT, Davidson County
Trans:T20130024091 DEEDQC
Recvd: 03/25/13 13:13 2 pgs
Fees:12.00 Taxes:0.00
20130325-0029164

PREPARED BY AND RETURN TO:
Bryan D. Spicer
Attorney at Law
342 Cool Springs Blvd.
Franklin, TN 37067

This instrument was drafted from information furnished by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein. The parties have waived performance of a title search, title opinion letter or title insurance by the preparing attorney.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I, or We, hereby swear or affirm that the actual Consideration for this transfer or value of the Property transferred, whichever is greater is $0.00. Which amount is equal to, or greater than, the amount, which the property transferred, would command at a fair voluntary sale.

Affiant: Kelley Summers

Subscribed and sworn before me, this the 20th day of March, 2013.

Notary Public:

My Commission Expires:

MISTY M. THOMPSON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 05/17/2015

ADDRESS OF NEW OWNER: SEND TAX BILLS TO:
Bauer 1995 Revocable Trust Trustee
916 Calib Court, B-100
Franklin, TN 37067

MAP/PARCEL:
17205002000

QUITCLAIM DEED

For and in consideration of One Dollar (1.00), cash in hand paid, the receipt of which is hereby acknowledged, **NATIONS TRUST MORTGAGE CORPORATION**, (hereinafter referred to as "**GRANTORS**") does quitclaim and convey all of our undivided right, title and interest to the hereinafter described property to **JOSEPH J. BAUER, TRUSTEE OF THE BAUER 1995 REVOCABLE TRUST**, (hereinafter referred to as "**GRANTEE**") his successors and assigns, in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 56 on the Plan of The Highlands, Section 3, of record in Book 5050, page 14, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate legal description.

Being the same property conveyed to NATIONS TRUST MORTGAGE CORPORATION, by Deed in Lieu of Foreclosure from Keith A. Hendon and wife, Jan P. Hendon, of record in Instrument Number 20130313-0024933, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as: **6109 Frontier Ct., Nashville, TN 37211**

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

Said property is conveyed subject to such limitations, restrictions, easements and

encumbrances as may affect the premises.

IN WITNESS WHEREOF, this document was executed this 20th day of March, 2013.

NATIONS TRUST MORTGAGE CORPORATION

Joe B

BY: JOE BAUER
ITS: PRESIDENT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared **JOE BAUER**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon this oath acknowledged himself to be the President of **NATIONS TRUST MORTGAGE CORPORATION**, the within named Lender, and that he as such President being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of **NATIONS TRUST MORTGAGE CORPORATION** by himself as such President.

Witness my hand and official seal at office, this 20th day of March, 2013.

NOTARY PUBLIC

My Commission Expires:

