NEW OWNER:

Charles H. Bauman
500 Wanda Drive
Nashville, Tennessee 37210

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 13-0384

Map 095
Group 10-0
Parcel 050.00

BILL GARRETT, Davidson County
Trans:T20130042422 DEEDWARR
Recvd: 05/21/13 14:20 2 pgs
Fees:13.00 Taxes:308.95
20130521-0051309

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **EIGHTY-THREE THOUSAND FIVE HUNDRED and 00/100 Dollars ($83,500.00)** cash in hand paid, the receipt of which is hereby acknowledged, **DONA LISLE** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **CHARLES H. BAUMAN** ("Grantee"), it's successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson** County, Tennessee, bound and described as follows, to-wit:

A certain tract/parcel of land in Davidson County, Tennessee, described as follows:

Being Lot No. 156 on the Plan of Elm Hill Acres, Section II, as of record in Book 2331, Page 68, Register's Office for Davidson County, Tennessee.

Said Lot No. 156 fronts 115 feet on the westerly side of the Wanda Drive and extends back on the southerly margin 135.7 feet and 110 feet of the northerly margin which extends back from a curve which measures 31.39 feet to a dead line in the rear, which measures 148 feet thereon.

Being the same property conveyed to Dona Lisle by Personal Representative Deed from Estate of William R. Cunningham dated February 7, 2013 of record in Instrument #20130208-0013200, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 500 Wanda Drive, Nashville, Tennessee 37210.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, it's heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor has lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free,

clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given on date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 17th day of May, 2013.

Dona Lisle

DONA LISLE

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **DONA LISLE**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the within instrument.

WITNESS my hand and official seal at office this 17th day of May, 2013.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 3/28/2016

JONATHAN M TINSLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is **$83,500.00.**

AFFIANT

Sworn to and subscribed to before me this 17th day of May, 2013.

NOTARY PUBLIC

My commission expires: 4.9.2016

PHYLLIS D. SWENSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY