WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130063306 DEEDWARR
Recvd: 07/25/13 08:33 3 pgs
Fees:18.00 Taxes:240.13

20130725-0076842

DIANNE M. CATHEY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE My Commission Expires July 31, 2014

STATE OF Tennessee
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $64,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of July, 2013.

Notary Public

MY COMMISSION EXPIRES: 7/31/14

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
David Hartman	PrimeLending, a PlainsCapital Company	06404009200
(NAME)	(NAME)	
4644 Woodview Circle	18111 Preston Road Suite 900	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138-1941	Dallas, TX 75252	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Eydi Marie Bauer and Michael Robert Bauer, sole heirs-at-law under the Last Will and Testament of Virginia Margaret Farry filed in Probate Case No. 13P700, Probate Court Clerk's Office for Davidson County, Tennessee, joined by John Farry, spouse of Virginia Margaret Farry, deceased, as to any marital interest he may have had in and to the property**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **David Hartman* and Georgeann Hartman*, Husband and Wife**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit: *aka David Bruce Hartman and Georgeann Christine Hartman

Land in Davidson County, Tennessee, being Lot 29B, Zone Lot Division, Lot 29, Lake Country, of record in Plat Book 5200, Page 493, amended in Plat Book 5800, Page 308, said Register's Office, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Virginia Farry by Deed from Kathryn S. Jarvis, unmarried, dated 05/28/2003 and filed for record on 06/03/2003 in Instrument 200306030075681, Register's Office for Davidson County, Tennessee. The said Virginia Margaret Farry died testate on 01/13/2013 devising subject property to Eydie Marie Bauer and Michael Robert Bauer as evidenced by the Last Will and Testament of Virginia Margaret Farry filed in Probate Case No. 13P700, in the Probate Court Clerk's Office for Davidson County.

The said Eydie Marie Bauer and Eydi Marie Bauer are one in the same person.

All matters as set forth per Plat Book 5200, Page 493 and Plat Book 5800, Page 308, said Register's Office.

Restrictive Covenants of record in Book 6095, Page 656, said Register's Office.

State of Tennessee Charter of the Lake Country Homeowners' Association of record in Book 7289, Page 990, said Register's Office.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 4644 Woodview Circle, Old Hickory, TN 37138-1941
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 our hands this 2nd day of July, 2013.

Eydi Marie Bauer by Michael Robert Bauer attorney-in-fact

Eydi Marie Bauer by Michael Robert Bauer
Her attorney-in-fact

Michael Robert Bauer

John Farry by Michael Robert Bauer attorney-in-fact

John Farry by Michael Robert Bauer
His attorney-in-fact

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael Robert Bauer the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 2nd day of July, 2013.

Dana Loggins

Notary Public
My Commission Expires: 8/3/15

DANA LOGGINS NOTARY PUBLIC AT LARGE WILSON CO. TENN.

State of Tennessee
County of Wilson

On this 2nd day of July, 2013, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Michael Robert Bauer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the attorney-in-fact of Eydi Marie Bauer, and is authorized by her, and does hereby acknowledge the execution of this instrument on his behalf, by virtue of an instrument No. * 20130725-0076840, Register's Office of , County, Tennessee.

Dana Loggins

Notary Public
My Commission Expires: 8/3/15

DANA LOGGINS NOTARY PUBLIC AT LARGE WILSON CO. TENN.

State of Tennessee
County of Wilson

On this 2nd day of July, 2013, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Michael Robert Bauer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the attorney-in-fact of John Farry, and is authorized by him, and does hereby acknowledge the execution of this instrument on his behalf, by virtue of an instrument No. _____, Register's Office of County, Tennessee.

Notary Public
My Commission Expires: 8/3/15

DANA LOGGINS NOTARY PUBLIC AT LARGE WILSON CO. TENN.

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122