THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 410
Nashville, TN 37203

BILL GARRETT, Davidson County
Trans:T20130065932 DEEDWARR
Recvd: 08/01/13 14:19 2 pgs
Fees:13.00 Taxes:1350.50
20130801-0080406

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 365,000.00.

F. Baudenbacher
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF July, 2013.

Notary Public

MY COMMISSION EXPIRES: 1-9-16

(AFFIX SEAL)

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Franz J. Baudenbacher	owner	MAP 104-10
2819 Hillside Drive		PARCEL 220.00
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Stephen D. Barnes, joined by his spouse, Susan B. Barnes,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Franz J. Baudenbacher** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT 1:

Being Lot No. 24 of Block 7 on the Plan of Fairfax Place, as of record in Plat Book 547, Pages 137 and 138, Register's Office for Davidson County, Tennessee.

Said Lot No. 24 fronts 80 feet on the southeasterly side of Hillside Drive and runs back 257.5 feet on the northeasterly line and 230.8 feet on the south westerly line to a dead line, measuring 82.2 feet thereon.

TRACT 2:

Being part of Lot No. 25 of Block 7 on the Plan of Fairfax Place, as of record in Plat Book 547, Pages 137 and 138, Register's Office for said County.

Said part of Lot No. 25 is described as follows: Beginning at a railroad spike in the southeasterly margin of Hillside Drive at the common front corner of Lots Nos. 24 and 25, and running thence in a southeasterly direction, along the line between said two lots, a distance of 84 feet; thence, at right angles to said line, in a northeasterly direction, a distance of 10 feet; thence, in a northwesterly direction, a distance of 84.5 feet to the beginning.

Being the same property conveyed to Stephen D. Barnes by Deed from Robert H. Barnes and Lois G. Barnes of record in Book 5877, Page 718, Register's Office for Davidson County, Tennessee, dated March 10, 1982 recorded on April 27, 1982.

Susan B. Barnes, spouse of Stephen D. Barnes, joins in this conveyance.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **2819 Hillside Drive, Nashville, TN 37212.**

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 our hands this the 30th day of July, 2013.

Stephen D. Barnes

Stephen D. Barnes

Susan B. Barnes

Susan B. Barnes

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 **Stephen D. Barnes** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 30th day of July, 2013.

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

My Commission expires: 1-4-16

Notary Public

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 Susan B. Barnes, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 30th day of July, 2013.

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

My Commission expires: 1-9-16

Notary Public