BILL GARRETT, Davidson County
Trans:T20140052773 DEEDQC
Recvd: 07/22/14 10:00 3 pgs
Fees:22.00 Taxes:0.00
20140722-0064925

**PREPARED BY:**
**Bryan D. Spicer**
**Attorney at Law**
**342 Cool Springs Blvd., Ste 202**
**Franklin, TN 37067**

**STATE OF** TN
**COUNTY OF** Williamson

The actual consideration is $0.00

Affiant: _____

Notary Public: _____
My Commission Expires: _____

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

| **ADDRESS OF NEW OWNER:** | **SEND TAX BILLS TO:** | **MAP/PARCEL:** |
|---|---|---|
| Joseph John Bauer, Trustee of the Bauer 1995 Revocable Trust<br>912 Caleb Court, B-100<br>Franklin, TN 37067 | Same As New Owner | 083-10-0-029.00 |

## QUITCLAIM DEED

For and in consideration of One Dollar (1.00), cash in hand paid, the receipt of which is hereby acknowledged, I, **Joseph John Bauer, Trustee of the Bauer 1995 Revocable Trust,** (hereinafter referred to as "**GRANTOR**") do quitclaim and convey all of their undivided right, title and interest to the hereinafter described property to, **Bryan D. Spicer, Trustee** (hereinafter referred to as "**GRANTEE**") his successors and assigns, in and to the following described tract of land:

SEE EXHIBIT "A" FOR COMPLETE LEGAL DESCRIPTION

This is unimproved property known as: 412 Rudolph Avenue, Nashville, TN 37206.

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.

And now, I, said **Bryan D. Spicer, Trustee**, for the express purpose of carrying out the intent of this conveyance, as set out above, hereby remise, release and forever quitclaim unto **Joseph John**

**Bauer, Trustee of the Bauer 1995 Revocable Trust,** his respective heirs and assigns, the same property herein above described and set forth, to which reference is hereby made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF, this document was executed this 16th day of July, 2014.

**Joseph John Bauer, Trustee of the Bauer 1995 Revocable Trust**

**Bryan D. Spicer, Trustee**

STATE OF TN
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Joseph John Bauer, Trustee of the Bauer 1995 Revocable Trust**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed he instrument for the purposes contained therein.

Witness my hand and official seal at office, this 16th day of July, 2014.

My Commission Expires:

NOTARY PUBLIC

MISTY M. THOMPSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 1/7/2015

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Bryan D. Spicer**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed this instrument for the purposes contained therein.

Witness my hand and official seal at office, this 16th day of July, 2014.

My Commission Expires:

NOTARY PUBLIC

MISTY M. THOMPSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 1/7/2015

File No.: 19056

# EXHIBIT A

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 242 and the southerly 25 feet of Lot No. 243 on the Plan of McEwen Place, as of record in Book 332, page 133, Register's Office for Davidson County, Tennessee.

Said Lot No. 242 and the southerly part of Lot No. 243 front together 45 feet on the westerly side of Rudolph Street and run back between parallel lines 135.5 feet to a dead line.

Being the same property conveyed to Joseph John Bauer, Trustee of the Bauer 1995 Revocable Trust by Warranty Deed from Toby Penner, unmarried, July 7, 2014, of record in Instrument No. 20140709-0060260, Register's Office for Davidson County, Tennessee.