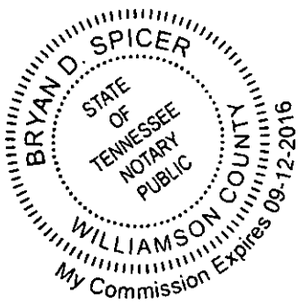
BILL GARRETT, Davidson County
Trans:T20140084365 DEEDQC
Recvd: 11/07/14 13:50 2 pgs
Fees:12.00 Taxes:0.00
20141107-0103169

**PREPARED BY AND RETURN TO:**
**Bryan D. Spicer**
**Attorney at Law**
**342 Cool Springs Blvd., Suite 202**
**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**




The actual consideration is $0.00

Affiant: _____

Subscribed and sworn before me, this the 5th day of November, 2014.

Notary Public: _____
My Commission Expires:

| **ADDRESS OF NEW OWNER:** | **SEND TAX BILLS TO:** | **MAP/PARCEL:** |
|---|---|---|
| Joseph John Bauer, Trustee | New Owner | 071-12-0-239.00 |
| 912 Calib Court | | |
| Franklin, TN 37067 | | |

## QUITCLAIM DEED

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

Land in Davidson County, Tennessee, being Lot No. 12 on the plan of Meadowdale Acres of record in Book 2083, page 12, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Marveana Owens, unmarried, by Warranty Deed from Brenda Woodard, unmarried, dated February 25, 2002, of record in Instrument No. 20020228-0025389, Register's Office for Davidson County, Tennessee.

This is property is commonly known as: 713 Ward Street, Nashville, TN 37207.

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 5th day of November, 2014.

**Marveana Owens**

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared **Marveana Owens**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 5th day of November, 2014.

Notary Public

My Commission Expires:_____

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-12-2016