Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd., Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $50,000.00

Affiant

Subscribed and sworn to before me, this 6th day of March, 2015.

Notary Public
My commission expires: 3-8-16

JONATHAN TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.

Address of New Owner:	Send Tax Bills to:	Tax Information
Martin P. Bauer 1915 Herman Street Nashville, TN 37208	New Owner	092070160.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Tyree L. Moreland, Sr.,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Martin P. Bauer and Crystal C. Bauer, husband and wife,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 6 on the Plan of W.G. Bush's Subdivision of Part of Lot 16, of Harding-Lytle Tract as of record in Plat Book 57, Page 20, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Tyree S. Moreland, Sr., by Warranty Deed from A. Brooks Parker and wife, Anne S. Parker, recorded on March 10, 2015 in Instrument Number 20150310-0020502 Register's Office for Davidson County, Tennessee.

Being the same property conveyed to A. Brooks Parker and wife, Anne S. Parker, by Warranty Deed from Virginia B. Sherling, as Executrix and Trustee under the Will of Rando R. Sherling, deceased, and Angela Cheryl Sherling Magli and Randolph Rose Sherling, Jr., as Trustees under the Will of Randolph R. Sherling, deceased, recorded on June 19, 1991 in Book 8378, Page 45, Register's Office for Davidson County, Tennessee.

This property is improved property known as **1915 Herman Street, Nashville, TN, 37208**

This conveyance is subject to the following: (1) Taxes for the year 2015 a lien, not yet due and payable; (2) all matters appearing of record in Plat Map Book 57, Page 20, Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20150017361 DEEDWARR
Recvd: 03/10/15 14:12 2 pgs
Fees:13.00 Taxes:185.00
20150310-0020503

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 assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 my hand this the 6th day of March, 2015.

Tyree L. Moreland, Sr.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Tyree L. Moreland, Sr.** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at this the 6th day of March, 2015.

Notary Public

My Commission expires: 3-8-16

JONATHAN TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.

FILE NO: 2015033508