WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150030680 DEEDWARR
Recvd: 04/23/15 09:04 2 pgs
Fees:13.00 Taxes:1110.00

20150423-0036224

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

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Coreen Newcomb
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of April, 2015

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Charla Vandermeer	CapitalOne, N.A.	083-10-0-029.00
(NAME)	(NAME)	
412 Rudolph Ave.	7933 Preston Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Plano, TX 75024	
(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, I, **Joseph John Bauer, Trustee of the Bauer 1995 Revocable Trust,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Charla Vandermeer and Justin Bauer, wife and husband,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

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 Toby Penner, unmarried, by Warranty Deed from Dana M. Hughens and David W. Hughens, wife and husband, dated June 30, 2004, of record in Instrument No. 20040721-0087154, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Joseph John Bauer, Trustee of the Bauer 1995 Revocable Trust, by Warranty Deed from Toby Penner, married, joined by his wife, Caroline Kimberly Williams, dated July 7, 2014, of record in Instrument No. 20140709-0060260, Register's Office for Davidson County, Tennessee. AND Being the same property conveyed to Joseph John Bauer, Trustee of the Bauer 1995 Revocable Trust by Quitclaim Deed from Joseph John Bauer, Trustee of the Bauer 1995 Revocable Trust and Bryan D. Spicer, Trustee, dated July 16, 2014, of record in Instrument No. 20140722-0064925, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2015, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Book 332, page 133, of record in the Register's Office for Davidson County, Tennessee and Right of way of Rudolph Street also known as Rudolph Avenue.

unimproved ☐

This is improved ☑ property, known as 412 Rudolph Ave., Nashville, TN 37206

(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 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 my hand this 20th day of April, 2015.

Joseph John Bauer, Trustee of the Bauer 1995 Revocable Trust

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared 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 the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 20th day of April, 2015.

Notary Public
My Commission Expires: _____

File No.: 20533



