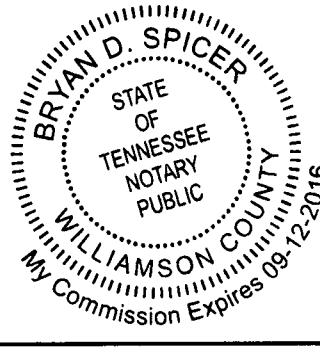
# WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150089616 DEEDWARR
Recvd: 10/21/15 10:07 2 pgs
Fees: 13.00 Taxes: 2057.20
20151021-0106963




State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $556,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of October, 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 |
|---|---|---|
| Joseph John Bauer, Trustee | First Community Mortgage, Inc. | 092-15-0-F-001.00 CO |
| (NAME) | (NAME) | |
| 912 Calib Ct., B-100 | 275 Robert Rose Drive | |
| (ADDRESS) | (ADDRESS) | |
| Franklin, TN 37067 | Murfreesboro, TN 37129 | |
| (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, **jjb properties, llc, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joseph John Bauer, Trustee of The 1995 Bauer Revocable Trust, dated December 2, 1995,** HEREINAFTER CALLED THE GRANTEE, HIS SUCCESSORS, HEIRS AND/OR 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 Unit A as shown on Exhibit B of the Declaration of Covenants, Conditions and Restrictions for Homes at Hayes Street, a Horizontal Property Regime with Private Elements, as of record in Instrument No. 20140326-0024827, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said Unit.

Being a portion of the property conveyed to ADS of South Florida, LLC, by Warranty Deed from D. Buchan, as Trustee of the EST 2118 Hayes, Trust, dated April 4, 2013, of record in Instrument No. 20130409-0034980; and by Warranty Deed from The Estate of Orrie A. Couch, Jr., by Barbara Couch Rose and Constance Claire Couch, Co-Executrices, Nena Louise Couch, Chester Orrigen Couch, Arthur Alexander Couch, Barbara Rose Couch and Constance Claire Couch, dated June 24, 2013, of record in Instrument No. 20130701-0067542, Register's Office for Davidson County, Tennessee. AND Being a portion of the property conveyed to jjb properties, llc, a Tennessee limited liability company, by Warranty Deed from ADS of South Florida, LLC, a Tennessee limited liability company, dated March 21, 2014, of record in Instrument No. 20140326-0024825, 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 Map of record in Book 332, page 8 and Plat shown as Exhibit B of Instrument No. 20140326-0024827; Stormwater Facilities and Systems Agreement of record in Instrument No. 20140617-0052849 and Restrictions of record in Instrument No. 20140326-0024827; all of record in the**

**Register's Office for Davidson County, Tennessee and all matters according to a copy of a survey by John M Sullivan, County Surveyor, June 29, 1950.**

unimproved ☐

This is improved ☑ property, known as 2118 Hayes St., Nashville, TN 37203
(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/our hands this 19th day of October, 2015.

jjb properties, llc

Joseph J B

By: Joseph J. Bauer, its Sole Member

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, Joseph J. Bauer with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Sole Member of jjb properties, llc and that he as such Sole Member executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Sole Member.

WITNESS my hand and official seal at Franklin, Tennessee, this 19th day of October, 2015.

Notary Public
My Commission Expires: _____

File No.: 21746

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