BILL GARRETT, Davidson County
Trans:T20160006169 DEEDQC
Recvd: 01/25/16 10:57 2 pgs
Fees:12.00 Taxes:0.00
20160125-0006766

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

I, or We, hereby swear or affirm that the actual Consideration for this transfer or value of the Property transferred, whichever is greater is $0.00. Which amount is equal to, or greater than, the amount, which the property transferred, would command at a fair voluntary sale.

Affiant: Coreen Newcomb

Subscribed and sworn before me, this, the 20th day of January, 2016.

Notary Public

My Commission Expires:

Melanie D. DuRard STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Comm. Expires January 21, 2018

ADDRESS OF NEW OWNER:
Joseph John Bauer, Trustee
912 Calib Ct. #B-100
Franklin, TN 37067

SEND TAX BILLS TO:
New Owner

MAP/PARCEL:
053-03-0-328.00

QUITCLAIM DEED

For and in consideration of One Dollar (1.00), cash in hand paid, the receipt of which is hereby acknowledged, **TERESA DWIRE ALSO KNOWN AS TERESA A. DWIRE, UNMARRIED**, (hereinafter referred to as "**GRANTOR**") does quitclaim and convey all of her undivided right, title and interest to the hereinafter described property to **JOSEPH JOHN BAUER, TRUSTEE OF THE BAUER 1995 REVOCABLE TRUST U/A/D DECEMBER 2, 1995**, (hereinafter referred to as "**GRANTEE**") its heirs and assigns, in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 286 on the Plan of Village of Old Hickory, Resubdivision of a part of Section "C", as of record in Book 1835, page 3, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Richard Dwire and wife, Teresa Dwire, by Warranty Deed from Estate of Nellie Frances Fisher, dated August 28, 1998, of record in Book 11097, page 886, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Richard Dwire by Quitclaim Deed from Richard Dwire and wife, Teresa Dwire, dated November 26, 2011, of record in Instrument No. 20111216-0098024, Register's Office for Davidson County, Tennessee. Richard Dwire died intestate on December 10, 2014 leaving as his only heirs Teresa Dwire, spouse, Ashley E. Dwire, daughter and Anthony Jordan Dwire, son, as shown in Affidavit of Heirship of record in Instrument No. 20150508-0042417, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Teresa Dwire by Quitclaim Deed from Anthony Jordan Dwire, dated May 8, 2015, of record in Instrument No. 20150511-0042790, Register's Office for Davidson County, Tennessee. AND Being the same property conveyed to Teresa A. Dwire, a widow, by Quitclaim Deed from Ashley E. Dwire, an unmarried woman, dated March 20, 2015, of record in Instrument No. 20150417-0034049, corrected in Instrument No. 20150522-0047299, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as: **1608 Dotson St., Old Hickory, TN 37138**

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 20th day of January, 2016.

TERESA DWIRE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal at office, this 20th day of January, 2016.

NOTARY PUBLIC

My Commission Expires:

