WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160022201 DEEDWARR
Recvd: 03/18/16 09:32 2 pgs
Fees:13.00 Taxes:1184.00

20160318-0025697

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 $320,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of March, 2016

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Charles A. Kotlaris	Same as new owner	053-16-0-054.00
(NAME)	(NAME)	
3610 Old Hickory Blvd.		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(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, **Joseph John Bauer, Trustee of the Bauer 1995 Revocable Trust dated December 2, 1995,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Charles A. Kotlaris and Kathy L. Kotlaris,** 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:

Land in Davidson County, Tennessee, being the westerly 70 feet of Lot No. 18 Section II on the Plan of Life and Casualty Insurance Company's Subdivision of Dabbs and Elliott Property in Dupontonia, Old Hickory, Tennessee, of record in Book 843, page 56, Register's Office for Davidson County, Tennessee, described as follows:

Said part of said lot fronts 70 feet on the northern side of Old Hickory Boulevard and runs back between parallel lines 725 feet to a dead line.

Included in the above description, but excluded therefrom is a portion of the above described premises having been conveyed to the State of Tennessee by Right of Way Deed recorded in Book 4991, page 763, Register's Office for Davidson County, Tennessee, described as follows:

Being a part of Lot 18, Section 2, on the Plan of Life and Casualty Insurance Company Subdivision, of record in Book 843 page 56, described as follows:

Beginning at the point of intersection of the Northeast margin of Old Hickory Boulevard (State Route 45) and the Southeast boundary of the James Grisham property, thence along the said boundary North 44 degrees 15 minutes East 5 feet more or less to a point, thence South 45 degrees 45 minutes East 70 feet more or less to a point, thence South 44 degrees 15 minutes West 5 feet more or less to a point in the said margin, thence along the said margin North 45 degrees 45 minutes West 70 feet more or less to the point of beginning and containing 350 square feet.

Being the same property conveyed to Kevin L. Harris, a married man, by Warranty Deed from James R. Morrison, dated August 30, 2007, of record in Instrument No. 20070907-0107488, Register's Office for Davidson County, Tennessee. AND Being the same property conveyed to Joseph John Bauer, Trustee of the Bauer 1995

Revocable Trust U/A/D December 2, 1995, by Quitclaim Deed from Kevin L. Harris, a married man, dated March 5, 2015, as of record in Instrument No. 20150312-0021438, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2016, 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 843, page 56; Easement for right of way of record in Book 4991, page 763; Easement for telephone line of record in Book 924, page 121; all of record in the Register's Office for Davidson County, Tennessee and Right of way of Old Hickory Boulevard.

unimproved ☐

This is improved ☑ property, known as 3610 Old Hickory Blvd., Old Hickory, TN 37138
(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 14th day of March, 2016.

The Bauer 1995 Revocable Trust u/a/d December 2, 1995

By: _____ Trustee
Joseph John Bauer, Trustee

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, Joseph John 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 Trustee of The Bauer 1995 Revocable Trust u/a/d December 2, 1995 and that he as such Trustee executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Trustee.

WITNESS my hand and official at Franklin, Tennessee, seal this 14th day of March, 2016.

_____
Notary Public
My Commission Expires: _____

File No.: 22162

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