WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160024022 DEEDWARR
Recvd: 03/24/16 12:10 2 pgs
Fees:13.00 Taxes:721.13
20160324-0027950

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

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $194,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF MARCH, 2016.

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
Shaunte Brinkley	Highlands Residential Mortgage, Ltd.	135-14-0-A-076.00 CO
(NAME)	(NAME)	
628 Mount Hood Drive	12001 N. Central Expressway, Suite 750	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Dallas, TX 75243	
(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 GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Shaunte Brinkley, a single woman,** HEREINAFTER CALLED THE GRANTEE, HER 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. 101, on the Final Plat-Phase Three, Pinnacle Point Subdivision, as of record in Book 6900, pages 391, 392 and 393, Register's Office for Davidson County, Tennessee, for a more complete and accurate description of said lot.

Being the same property conveyed to Joseph John Bauer, Trustee of the Bauer 1995 Revocable Trust by Warranty Deed from West Coast Realty Services, Inc., dated July 7, 2005, of record in Instrument No. 20050822-0099902, 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 6900, pages 391, 392 and 393; Restrictions of record in Book 7032, page 733 and Book 7067, page 739; Articles of Incorporation/ Charter of record in Book 7058, page 234; Deed to Homeowners Association for common areas of record in Book 7032, page 730; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 628 Mount Hood Drive, Antioch, TN 37013
(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 22nd day of March, 2016.

Joseph John Bauer, Trustee of the Bauer 1995
Revocable Trust dated December 2, 1995

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 dated 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 22nd day of March, 2016.

Notary Public
My Commission Expires: _____

File No.: 22416

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