Davidson County	**DEEDWARR**
Recvd: 06/08/16 09:14	**2 pgs**
Fees:13.00 Taxes:1775.63	
20160608-0057665	

WARRANTY DEED

A. C. HALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 8, 2018

162199

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $479,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 26th day of May, 2016

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
MARTIN P BAUER and CRYSTAL C BAUER	Wells Fargo Bank NA	115 09 0A 006.00
(NAME) 762 SAUSSY PL	(NAME) Wells Fargo Document Management MAC X9999-016, 2701 Wells Fargo Way	
(ADDRESS) NASHVILLE, TN 37205	(ADDRESS) Minneapolis, MN 55467	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Four Hundred Seventy-Nine Thousand Nine Hundred And No/100 Dollars ($479,900.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Kendrick D. Vaughn, a single man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Martin P. Bauer and Crystal C. Bauer, husband and wife Tenants by the Entirety.**, 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 Lot No. 6 on the Final Subdivision Plat of the Woods of West Meade, a Planned Unit Development, as of record in Instrument Number 20031027-0157620, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Kendrick D. Vaughn by Warranty Deed from Doris Hodges dated November 06, 2013 and recorded November 12, 2013 as Instrument No. 20131112-0116636, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

File Number: GRN-162199FC

unimproved ☐

This is improved ☒ property, known as 762 SAUSSY PL, NASHVILLE, TN 37205

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, has 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 our hands this 26th day of May, 2016.

Kendrick D. Vaughn

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Kendrick D. Vaughn, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th of May, 2016.

Notary Public

My Commission Expires:

(SEAL)

COUNTY OF DAVIDSON
SUSAN L HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC

True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

Shelly M Smith

Commission Expires
4-24-2018