WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160070776 DEEDWARR
Recvd: 08/15/16 15:43 2 pgs
Fees:13.00 Taxes:1627.63
20160815-0085021

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $439,900.00

Coreen Newcomb
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of August, 2016

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

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
Stephen Nicholas Ellis and Kimberly Suzanne Odom	Stephen Nicholas Ellis	116-13-76
(NAME)	(NAME)	
405 Main Street, Apt. 1L	405 Main Street, Apt. 1L	
(ADDRESS)	(ADDRESS)	
New York, NY 10044	New York, NY 10044	
(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,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Stephen Nicholas Ellis and Kimberly Suzanne Odom,** 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:

Described property located in Davidson County, Tennessee, to wit:

Lot Number 386 on the Plan of Hillwood Estates, Section 15, as of record in Book 2900, page 117, in the Register's Office for Davidson County to which plat reference is hereby made for a more particular description of said property.

Said Lot Number 386 fronts 165 feet on the easterly side of Post Road and extends back 221.44 feet on the northerly line and 220 feet on the southerly line to a dead line, measuring 165 feet thereof.

Being the same property conveyed to Harry N. Hollis, Jr. and wife, Mary Fern Hollis, by Warranty Deed from Everett B. Barnard and wife, Pauline P. Barnard, dated May 25, 1976, of record in Book 5029, page 226, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Mary Fern Hollis by Quitclaim Deed from Harry N. Hollis, Jr., dated September 19, 1985, of record in Book 6661, page 562, Register's Office for Davidson County, Tennessee. AND being the same property conveyed to Joseph J. Bauer Trustee of the Bauer 1995 Revocable Trust, by Substitute Trustee's Deed from Shapiro & Kirsch, LLP, Substitute Trustee, dated May 14, 2013, of record in Instrument No. 20130522-0051550, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 5971 Post Road, Nashville, TN 37205
(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 hand this 5th day of August, 2016.

Joseph John Bauer, Trustee of the Bauer 1995 Revocable Trust

State of ~~Tennessee~~ Montana
County of Lewis + Clark

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Joseph John Bauer, Trustee of the Bauer 1995 Revocable Trust, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Helena, ~~Tennessee~~ Mont, this ~~5th~~ 3rd day of August, 2016.

Notary Public
My Commission Expires: 10-01-2018

File No.: 23636

ANGELA D. PETROSKY NOTARIAL SEAL STATE OF MONTANA

ANGELA D. PETROSKY
NOTARY PUBLIC for the
State of Montana
Residing at Helena, Montana
My Commission Expires
October 01, 2018