BILL GARRETT, Davidson County
Trans:T20160076633 DEEDWARR
Recvd: 09/01/16 09:49 2 pgs
Fees:13.00 Taxes:603.10
20160901-0091881

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
16-1356

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $163,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29th day of August, 2016.

Notary Public
Commission Expires: 8/20/19

NATHAN KEITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-20-2019

Address of New Owner	Send Tax Bills To:	Map & Parcel
Erin Bauke 1860 Shaylin Loop Nashville, TN 37013	new owner	052H-H-078.00

WARRANTY DEED

FOR AND IN 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, I/WE,

Chrystal R. Yount, f/k/a Chrystal R. Hendrix and husband, Christopher Yount

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Erin Leigh Bauke, an unmarried person

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, bring all of Lot No. 21 on the plan of Barnes Crossing, a Planned Unit Development, as shown by Master Deed of record at Instrument Number 20050721-0084791, as Re-Recorded of record in Instrument Number 20050805-0092480, and Amended of record in Instrument Number 20051114-0136938 and Instrument Number 20071227-0147998, Register's Office of Davidson County, Tennessee, to which reference is hereby made for more complete details of location and description of said lot.

BEING the same property conveyed to Chrystal R. Hendrix, single person, by Warranty Deed from Old South Properties, Inc., a Tennessee Corportaion, dated 05/28/08 and recorded 06/03/08 in Instrument Number 20080603-0056783, in Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1860 Shaylin Loop, Nashville, TN 37013.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 29th day of August, 2016.

Chrystal R. Yount

Chrystal R. Yount

Christopher Yount

Christopher Yount

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Chrystal R. Yount, f/k/a Chrystal R. Hendrix and Christopher Yount** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 29th day of August, 2016.

Notary Public
My Commission Expires: 1-13-20

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

(Notary Seal)