WARRANTY DEED

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $177,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of November, 2016

Notary Public

MY COMMISSION EXPIRES: 3-23-2019

(AFFIX SEAL)

MISTY M. THOMPSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 3-23-2019

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
Sean Furman	F&M Bank	150-03-0-212.00
(NAME)	(NAME)	
3008 Country Way Road	PO Box 451	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Clarksville, TN 37041	
(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 **Sean Furman and and Jenna Furman, husband and wife,** 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 64, SECTION TWO, HARBOR LANDING, as shown on plat of record in Book 6250, page 352 corrected in Book 6803, page 579, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Nations Trust Mortgage Corporation by Deed in Lieu of Foreclosure/ Warranty Deed from Robert K. Sims and Angela J. Sims, dated May 16, 2014, of record in Instrument No. 20140520-0043199, Register's Office for Davidson County, Tennessee for the consideration of $60,000.00. AND Being the same property conveyed to Joseph John Bauer, Trustee of the Bauer 1995 Revocable Trust by Quitclaim Deed from Nations Trust Mortgage Corporation, dated May 16, 2014, of record in Instrument No. 20140520-0043200, Register's Office for Davidson County, Tennessee for the consideration of $-0-.

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 6250, page 352 and Book 6803, page 579; restrictions of record in Book 6319, page 65; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 3008 Country Way Road, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20160105992 DEEDWARR
Recvd: 12/02/16 09:27 2 pgs
Fees:13.00 Taxes:656.75
-20161202-0126432

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 23rd day of November, 2016.

Joseph John Bauer, Trustee of the Bauer 1995 Revocable Trust

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 and that he as such Trustee executed the foregoing instrument for purposes therein contained, by signing the name of the trust by himself as Trustee.

WITNESS my hand and official at Franklin, Tennessee, seal this 23rd day of November, 2016.

Notary Public
My Commission Expires: _____

File No.: 24288

MISTY M. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-23-2019