Davidson County DEEDWARR
Recvd: 12/16/16 14:37 3 pgs
Fees:18.00 Taxes:2072.00
20161216-0132328

WARRANTY DEED

SRN16-5229

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $560,000.00

Affiant

Subscribed and sworn to before me, this 14th DAY OF December, 2016.

Notary Public

MY COMMISSION EXPIRES: 8/18/19
(AFFIX SEAL)

Anna E. Rowland STATE OF TENNESSEE NOTARY PUBLIC Rutherford County

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas Bauer	New Owner	
5229 Earhart Rd.	(NAME)	
(ADDRESS)	(ADDRESS)	
Mt. Juliet, TN 37122		098-071.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we SALLIE J. GROSS, A SINGLE WOMAN AND SUE M. MARSHALL, A SINGLE WOMAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto THOMAS BAUER, A SINGLE MAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A tract or parcel of land located in the 13th Civil District of Davidson County, Tennessee, described according to a Boundary Survey for James L. Robinson, et ux by Raymond E. Binkley, dated February 9,1987, as follows:

Said tract begins at an iron pin in the southerly margin of John Hager Road, said point being the northwest corner of this tract and the northeast corner of the Sybil M. Robinson property of record in Book 6475, Page 586, Register's Office for said County; thence leaving the southerly margin of John Hager Road and running S 2 degrees 01' E 632.0 feet to an iron pin, said point being the southwest corner of this tract; thence S 83 degrees 28' E 298.40 feet to an iron pin in the westerly margin of Earhart Road, said point being the southeast corner of this tract; thence running with a left-hand curve of Earhart Road having a radius of 497.71 feet a distance of 251.19 feet to an iron pin; thence continuing with the westerly margin of Earhart Road N 8 degrees 32' W 408.0 feet to an iron pin at the point where the westerly margin of Earhart Road intersects with the southerly margin of John Hager Road; thence with the southerly margin of John Hager Road N 87degrees 00' W 284.20 feet to the point of beginning.

Being the same property conveyed to Sallie J. Gross, a single woman and Sue M. Marshall, a single woman by Warranty Deed from Betty J. Ragsdale, a widow, of record in Instrument No. 20131209-0124823, Register's Office for Davidson County, Tennessee, dated November 25, 2013 and recorded on December 9, 2013.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Book 8862, Page 742, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 5229 Earhart Rd. , Mt. Juliet, Tennessee 37122
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this 14th day of December, 2016.

Sallie J. Gross

Sue M. Marshall

STATE OF Tennessee
COUNTY OF Davidson

On this the 14th day of December, 2016, before me personally appeared Sallie J. Gross and Sue M. Marshall, married persons to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 14th day of December, 2016.

Notary Public

My Commission Expires: 10.12.19

(SEAL)

LAURA D. PERRY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959

True Copy Certification

I, Kristen Traini, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, Darlene K. Suhrbier, a notary public for this county and state, Kristen Traini who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-27-19

Notary' Seal (if on paper)

DARLENE K. SUHRBIER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY