WARRANTY DEED

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

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $79,828.15

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of February, 2017

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

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
Anthony Dwire	Quicken Loans Inc.	053-03-0-328.00
(NAME)	(NAME)	
1608 Dodson Street	1050 Woodward Avenue	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Detroit, MI 48226	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Joseph John Bauer, Trustee of the Bauer 1995 Revocable Trust u/a/d December 2, 1995,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Anthony Dwire, a single man,** HEREINAFTER CALLED THE GRANTEE, HIS 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. 286 on the Plan of Village of Old Hickory, Resubdivision of a part of Section "C", as of record in Book 1835, page 3, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Richard Dwire and wife, Teresa Dwire, by Warranty Deed from Estate of Nellie Frances Fisher, dated August 28, 1998, of record in Book 11097, page 886, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Richard Dwire by Quitclaim Deed from Richard Dwire and wife, Teresa Dwire, dated November 26, 2011, of record in Instrument No. 20111216-0098024, Register's Office for Davidson County, Tennessee. Richard Dwire died intestate on December 10, 2014 leaving as his only heirs Teresa Dwire, spouse, Ashley E. Dwire, daughter and Anthony Jordan Dwire, son, as shown in Affidavit of Heirship of record in Instrument No. 20150508-0042417, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Teresa Dwire by Quitclaim Deed from Anthony Jordan Dwire, dated May 8, 2015, of record in Instrument No. 20150511-0042790, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Teresa A. Dwire, a widow, by Quitclaim Deed from Ashley E. Dwire, an unmarried woman, dated March 20, 2015, of record in Instrument No. 20150417-0034049, corrected in Instrument No. 20150522-0047299, Register's Office for Davidson County, Tennessee. AND being the same property conveyed to Joseph John Bauer, Trustee of the Bauer 1995 Revocable Trust U/A/D December 2, 1995, by Quitclaim Deed from Teresa Dwire also known as Teresa A. Dwire, unmarried, dated January 20, 2016, of record in Instrument No. 20160125-0006766, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2017, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantee; all matters appearing on the Plan of record in Book 1835, page 3; Easements of record in Book 1863, page 257 and Book 1863, page 281; all of record in the Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20170018621 DEEDWARR
Recvd: 03/03/17 11:56 2 pgs
Fees:13.00 Taxes:295.36
20170303-0021317

unimproved ☐

This is improved ☑ property, known as 1608 Dodson Street, Old Hickory, TN 37138

(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 27th day of February, 2017.

Joseph John Bauer, Trustee of the Bauer 1995
Revocable Trust u/a/d December 2, 1995

State of Tennessee
County of Williamson

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 u/a/d December 2, 1995, 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 Franklin (City), Tennessee (State), this 27th day of February, 2017.

Notary Public
My Commission Expires: _____

File No.: 24780

Melanie D. DuRard
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WILLIAMSON COUNTY
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