THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 170311237** BILL GARRETT, Davidson County Trans:T20170033609 DEEDWARR Recvd: 04/21/17 09:09 2 pgs Fees:13.00 Taxes:2775.00 20170421-0039108	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $750,000.00. Affiant Subscribed and sworn to before me, this 17th day of April, 2017. Notary Public My Commission Expires:

JAMES ALEXANDER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 25, 2018

WARRANTY DEED

Address New Owner: A and M Properties LLC 1302 Burton Valley Road Nashville TN 37215	Send Tax Bills To: A and M Properties, LLC 7100 Sharondale Court Brentwood, TN 37027	Tax Information: Tax Parcel ID No. 131-15-0B-002.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kenneth Robert Bauer and wife, Sheila Ann Bauer,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **A and M Properties, LLC, a Tennessee Limited Liability Company**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 2, together with the appurtenant interest in the common elements of Burton Townhomes, a horizontal property regime with private elements established by Declaration, of record in Instrument No. 20051109-0135654, Register's Office for Davidson County, Tennessee. Said unit being depicted on the Site Plan attached as Exhibit B to the aforementioned Declaration and being located upon Lot No. 17 on the Plan of Harpeth Acres, Section Seven, of record in Plat Book 2331, Page 154, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kenneth Robert Bauer and wife, Sheila Ann Bauer by Quitclaim deed from Kenneth Robert Bauer and wife, Sheila Ann Adams Bauer of record in Instrument No. 20080118-0005894 Register's Office for Davidson County, Tennessee, dated January 18, 2008 and recorded on January 18, 2008.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2017, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 2331, Page 154, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20051109-0135654, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is

exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Charter for Burton Townhomes HOA of record in Instrument Number 20051114-0137561, in the Register's Office for Davidson County, Tennessee.

Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4306, Page 156, in the Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 1302 Burton Valley Road Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17th day of April, 2017.

Kenneth Robert Bauer

Sheila Ann Bauer

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kenneth Robert Bauer and Sheila Ann Bauer, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of April, 2017.

Notary Public
My Commission Expires: 01/17/21

