Prepared by & Return to:
Bert W. McCarter, Attorney
Premier Land Title & Escrow, LLC
611 Potomac Place Suite 103
Smyrna, TN 37167
File No.0455S-17

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $499,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 1st day of November, 2017

Notary Public
My Commission Expires: 10-11-2021

Bill Garrett Davidson County
Batch# 22008 DEEDWARR
11/03/2017 11:14:05 AM 2 pgs
Fees: $13.00 Taxes: $1,849.63
20171103-0113120

M. LYNN BODDEN NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

| Address of New Owner | Send Tax Bills To: | |
|---|---|---|
| Lesa K. Cegielski<br>David L. Cegielski<br>6874 Burkitt Road<br>Antioch, TN 37013 | United Wholesale<br>PO Box 202028<br>Florence, SC 29502 | Map/parcel: 187-00-0-110.00 |

**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

**Jeffrey S. Bauer and wife, Jacqueline L. Bauer,**

HEREINAFTER REFERRED TO AS THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Lesa K. Cegielski and David L. Cegielski, wife and husband,**

HEREINAFTER CALLED THE GRANTEE(S), 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 No. 7 on the Plan of Buchanan Acres, as shown on plat of record in Plat Book 6900, Page 413, as amended in Book 8340, Page 258, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Jeffrey S. Bauer and wife, Jacqueline L. Bauer, by Warranty Deed from Donald Shaw, married dated 7/5/06 and recorded 7/11/06 in Instrument No. 20060711-0083043, in the Register's Office of Davidson County, Tennessee.

Subject to all existing easements and all matters shown on plat of record in Plat Book 6900, Page 413, as amended in Book 8340, Page 258; Restrictive Covenants in Book 7346, Page 864; and Gas Line Easement in Instrument No. 20110311-0019595, in the 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 prorated as of the date of closing and assumed by the Grantee(s) here.

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

This is improved property known as: 6874 Burkitt Road, Antioch, 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 GRANTEE(S), their heirs and assigns forever; and I/We so covenant with the said GRANTEE(S) that I/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 I/We do further covenant and bind my/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the 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 1st day of November, 2017

Jeffrey S. Bauer

Jacqueline L. Bauer

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within Jeffrey S. Bauer and Jacqueline L. Bauer, 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 (WARRANTY DEED) for the purposes therein contained.

Witness my hand and official seal this 1st day of November, 2017

Notary Public

My Commission Expires: 8/22/21

Tammy McCauley
State of Tennessee Notary Public
Rutherford Co., TN