Bill Garrett Davidson County
Batch# 43755 DEEDWARR
01/03/2018 10:32:58 AM 2 pgs
Fees: $13.00 Taxes: $2,212.60

20180103-0000844

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $598,000.00

Affiant

Subscribed and sworn to before me, this 29 day of December, 2017.

Notary Public

My commission expires: 3/20/[illegible]

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Donald A. Kohanski **Aimee K. Kohanski**	~~TBD~~ Wells Fargo	**09800007100**
5229 Earhart Road	6200 Park Ave	
Mount Juliet, TN 37122	Des Moines IA 50321	

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 ACKNOWLEDGE, WE,

Thomas Bauer, a single man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Donald A. Kohanski and Aimee K. Kohanski, 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:

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 Hagar 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 87 degrees 00' W 284.20 feet to the point of beginning.

Being the same property conveyed to Thomas Bauer, a single man, by Warranty Deed from Sallie J. Gross, a single woman and Sue M. Marshall, a single woman, dated December 14, 2016, of record in Instrument No. 20161216-0132328, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (_____) property known as 5229 Earhart Road, Mount Juliet, TN 37122.

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 in 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.

Thomas Bauer BY Suzanne Haun Harris his attorney in fact Date: 12-29-17
Thomas Bauer BY Suzanne Haun Harris, his attorney in fact

STATE OF TN

COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named **Suzanne Haun Harris** to me known to be the person who executed the foregoing instrument on behalf of **Thomas Bauer** as their Attorney in Fact, and acknowledged that he executed the same as the free act and deed of the said **Thomas Bauer**.

Witness my hand, at office, this 29th day of December, 2017.

GIB VAN DER HEYDEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: 3.10.19

The signature of Thomas Bauer is signed by his duly appointed Attorney-in-fact Suzanne Haun Harris, pursuant to the Power of Attorney recorded in instument #20180103-0000843, Register's Office for Davidson Sounty, Tennessee.