WARRANTY DEED

Bill Garrett Davidson County
Batch# 89296 DEEDWARR
05/07/2018 02:00:44 PM 2 pgs
Fees: $13.00 Taxes: $1,106.30

20180507-0043562

BRYAN D. SPICER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 08-25-2020

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of May, 2018

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
Wes L. Postlethwaite	Nations Trust Mortgage Corporation	181-10-0-A-019.00 CO
(NAME)	(NAME)	
108 Autumn Oaks Court	912 Calib Court B-100	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Franklin, TN 37067	
(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 **Wes L. Postlethwaite, 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 Number 19, on the Plan of Section One, Autumn Oaks, of record in Book 9700, pages 913 and 914, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Joseph John Bauer, Trustee of the Bauer 1995 Revocable Trust, by Warranty Deed from Alison G. Cleaves, dated April 4, 2013, of record in Instrument No. 20130409-0034858, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2018, 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 9700, pages 913 and 914; Restrictions of record in Book 6704, page 397; Book 6704, page 405; Book 6968, page 30; Instrument No. 20010912-0099443, Instrument No. 20030513-0064238, Instrument No. 20100414-0028160 and Instrument No. 20101206-0096935; Articles of Incorporation/Charter of record in Instrument No. 20010912-0099442; Easements of record in Book 7515, page 298; Book 9343, page 196; Book 9343, page 199 and Book 11217, page 799; Easements of record in Book 261, page 284; Book 475, page 547; Book 2245, page 271; Book 3376, page 239; Book 4240, page 667 and Book 6704, page 397; Easements of record in Instrument No. 20020826-0103047 and Instrument No. 20020918-0113710; Easement for stormwater detention of record in Book 7760, page 970; Notice of acceptance of public infrastructure of record in Instrument No. 20101207-0097287; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 108 Autumn Oaks Court, Brentwood, TN 37027
(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 3rd day of May, 2018.

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, a notary public in and for the state and county aforementioned, Joseph John Bauer with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Trustee of The Bauer 1995 Revocable Trust U/A/D December 2, 1995, and that he as such Trustee executed the foregoing instrument for purposes therein contained, by signing the name of the trust by himself as Trustee.

WITNESS my hand and official seal at Franklin, Tennessee, this 3rd day of May, 2018.

Notary Public
My Commission Expires: _____

File No.: 27379

