WARRANTY DEED

Bill Garrett Davidson County
Batch# 94276 DEEDWARR
05/18/2018 09:53:43 AM 2 pgs
Fees: $13.00 Taxes: $721.50

20180518-0047690

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of May, 2018

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

ANGEL R. BERNHART NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 05-15-2021

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
Dillon Raley	Caliber Home Loans, Inc.	059-11-0-122.00
(NAME)	(NAME)	
3837 Woodward Dr.	3701 Regent Blvd., Suite #180	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Irving, TX 75063	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Joseph John Bauer, Trustee of the Bauer 1995 Revocable Trust u/a/d December 2, 1995,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Dillon Raley, a single man, and Lacey R. Halphen, a single woman,** 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 certain parcel of land in Davidson County, State of Tennessee, described as follows, to-wit;

Being Lot No. 411 on the Plan of Section 3, Haynes Manor, as of record in Book 4175, page 11, 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 Mary Jo Evans, unmarried, by Warranty Deed from Ester Harrell, widow, dated December 31, 1998, of record in Book 11291, page 905, Register's Office for Davidson County, Tennessee. AND Being the same property conveyed to Joseph John Bauer, Trustee of the Bauer 1995 Revocable Trust, by Quitclaim Deed from Mary Jo Evans, unmarried, dated March 13, 2014, of record in Instrument No. 20140317-0021912, 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 Grantees; all matters appearing on the Plan of record in Book 4175, page 11; restrictions of record in Book 4228, page 685 and Book 4243, page 869; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 3837 Woodward Dr., Nashville, TN 37207
(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 15th 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 at Franklin, Tennessee, seal this 15th day of May, 2018.

Notary Public
My Commission Expires: _____

File No.: 27317

ANGEL R. BERNHART
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-15-2021