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THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 180415771** Bill Garrett Davidson County Batch# 95142 **DEEDWARR** 05/22/2018 08:29:31 AM 2 pgs Fees: $13.00 Taxes: $1,165.50 20180522-0048712	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $315,000.00. Affiant Subscribed and sworn to before me, this 18th day of May, 2018. Notary Public My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-10-2018

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Emilee Bauer and Jack Bauer 805 William Howard Court Nashville TN 37209	New Owner **Success Mortgage Partners, Inc. a Michigan Corporation** **17380 N. Laurel Park Drive, Suite 150C** **Livonia, MI 48152**	Tax Parcel ID No. 090-12-0B-011.00 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, **Wesley Lane Archer and Anna Garrison Archer, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Emilee Bauer, a single woman and Jack Bauer, a married man,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

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. 11 on the Plan of Hodges Estates, a Planned Unit Development, of record in Book 11700, Page 33, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Wesley Lane Archer and Anna Garrison Archer, husband and wife by Warranty Deed from Arens Guerrier and wife, Ruth Jean Guerrier (f/k/a Ruth Jean Pierre), recorded on the 23rd day of September, 2015 in Instrument No. 20150923-0096713, in the Register's Office of Davidson County, Tennessee.

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.

County of Davidson taxes for the year 2018 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HODGES ESTATES, as recorded in Plat Book 11700, Page(s) 33.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 11701, Page 212.

Terms and provisions of by-Laws recorded in Book 11701, Page 221.

Charter of Homeowner's Association recorded at Instrument No. 20010202-0010627.

Easement for Stormwater Storage, recorded in Instrument No. 20020423-0049843.

Conveyance for Open Space recorded at Instrument No. 20010322-0027723.

Deed Order of Possession for Easement, Water Tank Pump Station recorded at Instrument No. 20021107-0137083.

This is improved property located at 805 William Howard Court Nashville TN 37209

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 18th day of May, 2018.

Wesley Lane Archer by

Wesley Lane Archer
By: Anna Archer, Attorney in Fact

Attorney In Fact

Anna Garrison Archer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Anna Archer a/k/a Anna Garrison Archer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Wesley Lane Archer and that she is authorized by Wesley Lane Archer to execute this instrument on his behalf.

WITNESS my hand, at office, this 18th day of May, 2018.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-10-2018