Karen Johnson Davidson County
Batch# 261560 DEEDWARR
07/24/2019 12:01:30 PM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20190724-0072636

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF JULY, 2019.

Notary Public

MY COMMISSION EXPIRES: 2/20/2023
(AFFIX SEAL)

KIMBRA SPANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

J-AR-19-0807

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
BRG, LLC	**New Owner**	
(NAME) **807 Watts Lane**	(NAME)	**103-01-0-124.00**
(ADDRESS) **Nashville, TN 37209**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARTIN R. BAUER AND WIFE, MARGARET E. BAUER,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BRG, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being part of Tract 5 on the Subdivision of W. M. Jackson Place on Charlotte Turnpike Road, not of record, described as follows:

Beginning on the southerly margin of Watts Lane at the Northeast corner of the property conveyed to Alice Hamer et al, of record in Book 3873, Page 522, Register's Office for Davidson County, Tennessee; thence with said Hamer's westerly line 245 feet, more or less, to the Northwest corner of the property conveyed to David T. Dudley, et ux, in Book 3911, Page 273; thence with Dudley's northerly line easterly 160 feet, more or less, to said Dudley's Northeast corner; thence northerly partially along a roadway 280 feet, more or less, to the southerly margin o Watts Lane; thence with the same, westerly 166 feet, more or less, to the point of beginning.

Included, but excluded is the property conveyed in Deed of record in Book 8606, Page 333.

Being the same property conveyed to Martin R. Bauer and wife, Margaret E. Bauer by Warranty deed from Thomas A. Johnson and wife, Renee N. Latendresse of record in Instrument No. 20090806-0073690 Register's Office for Davidson County, Tennessee, dated July 31, 2009 and recorded on August 6, 2009.

This conveyance is subject to:
- Taxes for the year 2019, a lien not yet due and payable.
- Right of Way for Watts Lane.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **807 Watts Lane, Nashville, Tennessee 37209**.

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 we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 15th DAY OF JULY, 2019.

Martin R. Bauer

Margaret E. Bauer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARTIN R. BAUER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of July, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

HENRY MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARGARET E. BAUER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of July, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

HENRY MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2022

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, Kimbra Spann, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kimbra Spann

State of Tennessee
County of Davidson

Personally appeared before me, April D. Wideman, a notary public for this county and state, Kimbra Spann, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

April D. Wideman
My commission expires: 3/13/2023

