WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150061692 DEEDWARR
Recvd: 07/28/15 09:05 2 pgs
Fees: 13.00 Taxes: 432.90

20150728-0074048

STATE OF Tennessee
COUNTY OF Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $117,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of July, 2015.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

GREGG W. CLARKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires December 5, 2017

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Susan Ostrander	Regions	097-08-0A-201.400-C
(NAME)	(NAME)	
120 Lake Chateau Drive, C-2	2050 Parkway Office Cr.	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Birmingham AL 35244	
(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 considerations, the receipt of which is hereby acknowledged, we, **Tanya A. Davis-Barlar and Jerry D. Barlar, wife and husband**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Susan Ostrander, an unmarried woman**, hereinafter called the GRANTEE(S), her heirs and/or 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 Unit No. C-2, together with carport designated as No. 14, on the plan of Lake Chateau Condominiums, as shown on plat of record in Book 6250, Pages 607-610 (erroneously shown as Page 710 on prior deed), together with the Master Deed of record in Book 6639, Page 468, amended in Book 7025, Page 380, Book 7367, Page 272, Book 10322, Page 682, Book 10753, Pages 271, Book 10753, Page 275, and Book 11012, Page 495, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Being the same property conveyed to Nita Browning Davis, a single woman and Tanya A. Davis-Balar and Jerry D. Barlar, husband and wife by Warranty Deed from Marissa D. Sabud now Gregorio, married, dated 07/29/2005, in Instrument No. 20050803-0090721, in the Register's Office for Davidson County, Tennessee. The said Nita Browning Davis having since deceased on _____ leaving Tanya A. Davis-Barlar and JerryD. Barlar as sole surviving tenants by the entirety.

This conveyance is subject to: (1) All matters shown on the Condominium Plat of Lake Chateau Condominiums, a Condominium, recorded in Condominium Book 6250, Pages 607 through 610, as amended in Book 7025, Pages 380-383, Book 10753, Page 271, Book 10753, Page 275 and Book 11012, Page 495; (2) Covenants, conditions, easements and restrictions as contained in Amended and Restated Master Deed of record in Book 6639, Page 468, Joinder Agreement of record in Book 6691, Page 308 and Book 6691, Page 314, amended in Book 7025, Page 380, Book 7367, Page 272, Book 10322, Page 682, Book 10753, Page 271, Book 10753, Page 275, Book 11012, Page 495; (3) Assignment of Development Rights of record in Book 10836, Page 280; (4) Easement of record in Book 4077, Page 604; (5) Option for right-of-way easement of record in Book 6599, Page 291 and Book 6651, Page 23; (6) Easement agreement of record in Book 5071, Page 277; (7) Storm Water Detention Agreement of record in Book 6551, Page 765; (8) Charter of Lake Chateau Homeowners Association, of record in

Book 6870, Page 491, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 120 Lake Chateau Drive, C-2, Hermitage, TN 37076
(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 GRANTEE(S), her heirs and/or 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), her heirs and/or 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 our hands this 7th day of July, 2015.

Tanya A. Davis-Barlar

Tanya A. Davis-Barlar

Jerry D. Barlar

Jerry D. Barlar

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Tanya A. Davis-Barlar *the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed he within instrument for the purposes therein contained.

*and Jerry D. Barlar,

Witness my hand and Official seal this 7th day of July, 2015.

Tracey Trumphour

Notary Public
My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON CO. TN

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122