BILL GARRETT, Davidson County
Trans:T20170007851 DEEDWARR
Recvd: 01/27/17 08:58 2 pgs
Fees:13.00 Taxes:547.60

20170127-0008831

PREPARED BY:
Jeremy B. Bell
Attorney at Law
Copeland & Bell, PLC
P. O. Box 176
Tullahoma, TN 37388

OWNER and REAL PROPERTY TAX RESPONSIBILITY:
Daniel Paul Barbeau, Jr.
70 Turkey Creek Dr,
Tullahoma, TN 37388

Tax Information: Map 135; Group 11-0C; Parcel 081.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE DOLLAR ($1.00), cash in hand paid, and other good and valuable considerations, receipt of which is hereby acknowledged, I, LANCE MICHAEL WOODS, have bargained and sold, and by these presents do hereby transfer and convey to DANIEL PAUL BARBEAU, Jr., his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, bounded and described as follows:

Being Unit 238, Horizontal Property Regime Private Element Plat on the Plan of Nashboro Village Tract 18, Phase Two, as of record in Plat Book 9700, page 968, and as amended in Instrument Number 20010423-0039877, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Lance Michael Woods, by deed of record in Instrument Number 20170105-0001400 and Instrument Number 20140512-0040427, Register's Office of Davidson County, Tennessee.

This conveyance is made subject to Restrictions of record in Book 7751, page 907, Book 11703, page 581, Instrument Number 20021211-0152723, Instrument Number 20070118-0007533, Register's Office of Davidson County, Tennessee.

This conveyance is made subject to all matters of The Plan of Record in Plat Book 9700, page 968 and as Amended in Instrument Number 20010423-0039877, Register's Office of Davidson County, Tennessee.

This conveyance is made subject to any Easements, setback lines and encumbrances of record as shown on Plat of record in Plat Book 9700, page 968, and as amended in Instrument Number 20010423-0039877, Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities related to and affect the described property.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said, DANIEL PAUL BARBEAU, Jr., his heirs and assigns, forever.

AND I do covenant with the said DANIEL PAUL BARBEAU, Jr., that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered.

AND I do further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title of said land to the said DANIEL PAUL BARBEAU, Jr., his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 23rd day of January, 2017

LANCE MICHAEL WOODS

STATE OF TENNESSEE
COUNTY OF COFFEE

Personally appeared before me, a notary public in and for the said county and state, the within named LANCE MICHAEL WOODS, the bargainor, with whom I am personally acquainted, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL, this the 23rd day of January, 2017.

JEREMY B. BELL
STATE OF TENNESSEE NOTARY PUBLIC
COFFEE COUNTY

NOTARY PUBLIC
Commission Expires: 4-18-2020

* * * *

I, or we, hereby swear or affirm that the actual consideration for their transfer or value of the property transferred, whichever is greater is $148,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

JEREMY B. BELL
STATE OF TENNESSEE NOTARY PUBLIC
COFFEE COUNTY

Daniel Paul Bamberg Jr.
AFFIANT

Subscribed and sworn to before me
this 23rd day of January, 2017.

NOTARY PUBLIC
My commission expires: 4-18-2020