WARRANTY DEED

Bill Garrett
Batch# 25769
11/15/2017 10:26:40 AM
Fees: $13.00 Taxes: $2,220.00

Davidson County
DEEDWARR
2 pgs

20171115-0117334

DAVID P. WEBBER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $600,000.00

Affiant

Subscribed and sworn to before me this 3rd day of November, 2017

Notary Public
My Commission expires: 10-3-18
(Affix Seal)

THIS INSTRUMENT PREPARED BY Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204		
ADDRESS OF NEW OWNER: Travis Thompson	SEND TAX BILLS TO: NEW OWNER	MAP & PARCEL NUMBER: 118-10-0-159.00
2644 Woodberry Drive		
Nashville, TN 37214		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Paul Barber and wife, Judith R. Barber**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Travis Thompson and Richard VanKluyve**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being part of Lot No. 35 on the plan of Pleasant Valley, as of record in Plat Book 1424, Page 63, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Included in the above described property, but specifically excluded therefrom is that part conveyed to the STATE OF TENNESSEE, by order of record in Book 5040, Page 328, as follows:

Land in Davidson County, Tennessee, being part of Lot No. 35 on the Map of Pleasant Valley as of record in Plat Book 1424, Page 63, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point on the north margin of Woodmont Boulevard, said point being the southeast corner of Lot 36 on said plan; thence with the east boundary of Lot 36 north 4 deg. 02 min. west 10 feet; thence north 85 deg. 57 min. 46 sec., east 103 feet to a point on a curved line to the right and being in the westerly margin of Pleasant Valley Road and having a radius of 25 feet; thence with said curved line southwestwardly 24 feet, more or less, to a point in the north margin of Woodmont Boulevard; thence with said margin south 85 deg. 57 min. 46 sec. west 83.1 feet to the point of beginning and containing 980 square feet.

Being the same property conveyed to Paul Barber and wife, Judith R. Barber from Patrick Barber by Warranty Deed on June 25, 2008, of record in Instrument Number 20080701-0067827, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2018 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Plat Book 1424, Page 63, Register's Office for Davidson County, Tennessee.

This is improved property known as: **826 Woodmont Blvd, Nashville, TN 37204**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 November 3, 2017.

Paul Barber
Paul Barber

Judith R. Barber
Judith R. Barber

STATE OF Louisiana
COUNTY OF East Baton Rouge

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Paul Barber and Judith R. Barber** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this November 3, 2017

My commission expires at Death

Notary Public

THEA R. SCOTT
NOTARY PUBLIC ID # 135246
STATE OF LOUISIANA
MY COMMISSION IS FOR LIFE