Karen Y Johnson Davidson County
Batch# 162205 DEEDWARR
11/19/2018 10:41:48 AM 2 pgs
Fees: $13.00 Taxes: $638.25
20181119-0113536

This Instrument Prepared by: AND Review P
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Dana Birnbaum &
139 Cedarwood Lane
Madison, TN 37115

SEND TAX BILL TO:
The Farmers Bank
PO Box 657
White House, TN 37188

MAP/PARCEL 043-02-0A-139.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **The Restoration Team, LLC, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Dana Birnbaum , a single woman, hereafter called the GRANTEE,** her heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit J-139 on the Plan of Phase Two, Cedarwood Courtyard Homes, a Planned Unit Development of record in Plat Book 5200, Page 60, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to The restoration Team, LLC by Warranty deed from The Secretary of Housing and Urban Development of record in Instrument No. 20180628-0062524 Register's Office for Davidson County, Tennessee, dated June 21, 2018 and recorded on June 28, 2018.

Being also known as 139 Cedarwood Lane Madison, Tennessee 37115.

THIS CONVEYANCE is made subject to all taxes, taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, her heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS, do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE his heirs and assigns, against the lawful claims of all persons whomsoever. Possession to be given 16 day of November, 2018.

WITNESS MY HAND on this the 16 day of November, 2018

Lillian G. Corazza, Member

Lauren M. Jenkins, Member

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Wilson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Lillian G. Corazza, Member and Lauren M. Jenkins, Member,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 16th day of November, 2018.

NOTARY PUBLIC

My Commission Expires: 10-07-19

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $172,500.00.

AFFIANT

Subscribed and sworn to before me this the 16 day of November, 2018.

NOTARY PUBLIC

My Commission Expires: 9/22/2020

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

File No: 180807