BILL GARRETT, Davidson County
Trans:T20130045354 DEEDWARR
Recvd: 05/31/13 10:23 2 pgs
Fees:13.00 Taxes:2416.64
20130531-0054944

WARRANTY DEED

26036

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $653,146.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 23rd DAY OF MAY, 2013.

(Affix Seal) Notary Public

My Commission Expires: 11/24/13

TERRI LEHMAN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

BRENDA FRANKS HALE
HALE AND HALE, PLC
231 PUBLIC SQUARE, SUITE 312
FRANKLIN, TN 37064

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Jay R. Kellison, as trustee of the Jay R. Kellison Revocable Trust dated September 11, 2006, as amended	NEW OWNER	Map/Parcel
1328 Duncanwood Court		131080M00900CO
Nashville, TN 37204		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged, BARLOW BUILDERS, LLC, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto JAY R. KELLISON, AS TRUSTEE OF THE JAY R. KELLISON REVOCABLE TRUST DATED SEPTEMBER 11, 2006, AS AMENDED, hereinafter called the GRANTEES, their heirs 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 Lot 9, FINAL SUBDIVISION PLAT OF DUNCANWOOD, PHASE II, as shown on plat of record in Instrument No. 20121018-0095689, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Barlow Builders, LLC, a Tennessee limited liability company by Warranty Deed from Duncanwood Reserve, LLC, a Tennessee limited liability company, of record in Instrument No. 20121121-0107667, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following:

a. Davidson County taxes for the year 2013 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTOR paying its prorata part thereof to GRANTEES, who will be responsible for payment of said taxes when they become due and payable. Map/Parcel 131 08 0M 009.00.
b. All matters appearing on the Plan of Duncanwood Subdivision, of record in Instrument No. 20121018-0095689 Register's Office for Davidson County, Tennessee.
c. All matters appearing on the Plan of record in Book 421, page 161, said Register's Office.
d. Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20121025-0098407, said Register's Office.
e. Charter of record in Instrument No. 20121030-0099403.
f. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4712, page 430, said Register's Office.
g. Agreement for Dedication of Easement for Water Mains and Appurtenances of record in Instrument No. 20011120-0127782, said Register's Office.
h. Sanitary Sewer Easement of record in Book 3345, page 66, said Register's Office.
i. Quitclaim Deed as to Open Space of record in Instrument No. 20121114-0104836, said Register's Office.
j. Inspection and Maintenance Agreement of record in Instrument No. 20120402-0027411, said Register's Office.
k. Temporary Construction Access Easement Agreement of record in Instrument No. 20120409-0029638, said Register's Office.
l. Sewer Easement Agreement of record in Instrument No. 20120409-0029639, said Register's Office.

m. Agreement for Dedication of Easement of record in Instrument No. 20120628-0056657, said Register's Office.
n. Easement for the flow of the waters of Brown's Creek, and the rights of the public therein.
o. Rights of upper and lower riparian owners to the flow of the waters of Brown's Creek free from diminution or pollution.
p. Changes in the boundary of the land resulting from erosion or accretion caused by the flow of Brown's Creek.

This is IMPROVED property known as 1328 Duncanwood Court, Nashville, Tennessee 37204.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and the GRANTOR, does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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 hand this 23rd day of May, 2013:

Barlow Builders, LLC

BY:_____
Austin B. Pennington, Chief Manager

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and County mentioned, personally appeared Austin B. Pennington, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Chief Manager (or other officer authorized to execute the instrument) of Barlow Builders, LLC, the within named bargainor, a limited liability company, and that such Chief Manger , executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as Chief Manager.

Witness my hand, at office, this 23rd day of May, 2013:

_____
Notary Public

My commission expires: 11/15/2015

AMY T. NELSON NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN