BILL GARRETT, Davidson County
Trans: T20140016523 DEEDWARR
Recvd: 03/11/14 13:55 3 pgs
Fees: 18.00 Taxes: 888.00
20140311-0020443

WARRANTY DEED

26499

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 10th DAY OF MARCH, 2014.

Notary Public

(Affix Seal)

My Commission Expires: 11/15/2015

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

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#:
Barlow Builders, LLC	New Owner	Map/Parcel
1804 Williamson Ct., Suite 205		59100B00500CO
Brentwood, TN 37027		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, GWP LAND PARTNERS, a Tennessee general partnership consisting of Michael A. Hartley, Steven D. Ezell and GWP Land Development, LLC, a Tennessee limited liability company, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto BARLOW BUILDERS, LLC, a Tennessee limited liability company, hereinafter called the GRANTEE, its successors 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 Unit A of Dorset Enclave, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Dorset Enclave, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20140227-0017057, Register's Office for Davidson County, Tennessee to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Dorset Enclave, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed at Exhibit "C" to said Declaration appearing in Instrument No. 20140227-0017057, and Bylaws appended thereto as Exhibit "B", said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being part of the same property conveyed to GWP Land Partners, a Tennessee general partnership consisting of Michael A. Hartley, Steven D. Ezell and GWP Land Development, LLC, a Tennessee limited liability company by Special Warranty Deed from Bethel World Outreach Center, Inc., a Tennessee non-profit corporation of record in Instrument No. 20071030-0128080, Register's Office for Davidson County, Tennessee AND being part of the same property conveyed to GWP Land Partners, a Tennessee general partnership consisting of Michael A. Hartley, Steven D. Ezell and GWP Land Development, LLC, a Tennessee limited liability company by Quitclaim Deed from Bethel World Outreach Center, Inc., a Tennessee non-profit corporation of record in Instrument No. 20071030-0128081, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

a. Davidson County taxes for the year 2014 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 GRANTEE, who will be responsible for payment of said taxes when they become due and payable. Map/Parcel 59100B00500CO.
b. All matters appearing on the Plan of Resubdivision of Lots 3, 4 & 5 Dorset Park Subdivision of record in Instrument No. 20130702-0068-75, Register's Office for Davidson County, Tennessee.
c. All matters appearing on the Plan of Bethel Subdivision of record in Instrument Number 20071011-0120896, Register's Office for Davidson County, Tennessee.
d. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument No. 20110413-0028597 and amended in Instrument No. 20140224-0015310, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
e. Restrictions recorded in Book 1306, page 210, Register's Office for Davidson County, Tennessee.
f. Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record as Instrument No. 20071119-0134940, Register's Office for Davidson County, Tennessee.
g. Storm Water Detention Agreement of record in Book 11684, page 447, Register's Office for Davidson County, Tennessee.
h. Notice of Restriction of Duplex Development of record in Instrument No. 20130710-0071470, Register's Office for Davidson County, Tennessee.
i. Declaration of Covenants, Conditions and Restrictions for Dorset Enclave, a Horizontal Property Regime with Private Elements of record in Instrument No. 20140227-0017057, Register's Office for Davidson County, Tennessee.

This is UNIMPROVED property known as 908 Dorset Drive, Brentwood, Tennessee 37027

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, its successors and assigns forever; and the GRANTOR, does covenant with the said GRANTEE 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 GRANTEE, its successors 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 10th day of March, 2014:

GWP Land Partners,
A Tennessee General Partnership

BY:_____
Michael A. Hartley, Managing Partner

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public of the State and County mentioned, personally appeared Michael A. Hartley, 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 Managing Partner (or other officer authorized to execute the instrument) of GWP Land Partners, the within named bargainor, a Tennessee General Partnership, and that he as such Managing Partner, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the partnership by himself as Managing Partner.

Witness my hand, at office, this 10th day of March, 2014:

Notary Public

My commission expires: My Commission expires 3/7/2017

