WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140068104 DEEDWARR
Recvd: 09/12/14 10:23 2 pgs
Fees:13.00 Taxes:962.00
20140912-0083690

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$260,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF SEPTEMBER, 2014..

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

PAM McBROOM NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires MAY 8, 2018

THIS INSTRUMENT WAS PREPARED BY
The Closing Company Title & Escrow LLC
8005 Church Street E, Ste 201
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Barlow Builders, LLC	**Same As Owner**	**103-3-83.00**
(NAME)	(NAME)	
1804 Williamson Court, Ste 205		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **GLENDA FOXALL USELTON, WILLIAM G. FOXALL, JR. AND ANNA J. FOXALL, BEING THE HEIRS AT LAW OF SARAH M. FOXALL** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BARLOW BUILDERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee being Lot No. 5 on the Plan of Dickens Subdivision, of record in Book 3300, page 24, Register's Office for said County, as follows:

Said Lot No. 5 fronts 50 feet on the northerly side of Wyoming Avenue and runs back 113 feet on the westerly line and 160 feet on the easterly line to a dead line, measuring 68.9 feet thereon.

Being the same property conveyed to William G. Foxall and wife, Sarah M. Foxall by Warranty Deed from John U. Wilson and wife, Louise Wilson, dated October 29, 1962, recorded November 18, 1962, Book 3461, page 627, Register's Office for Davidson County, Tennessee. The said William G. Foxall died April 2, 1985, vesting title as Sarah M. Foxall, surviving tenant by the entirety and Sarah M. Foxall a/k/a Sarah J. Foxall died intestate February 14, 2013. Glenda Foxall Uselton, appointed as Administratrix of the Estate by order of record in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division Docket No. 14P887 file June 5, 2014.

unimproved ☐
This is improved ☒ property, known as **5206 Wyoming Avenue** **Nashville, TN** **37209**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

This conveyance is made subject to all conditions easements; and all other matters of record in the Register's Office for Davidson County Tennessee, including but not limited to (a) 2013 real property taxes have been prorated and assumed by the buyer; (b) all matters appearing on the plan of record in Book 3300, page 24, said Register's Office.

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 we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs 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 10th day of September, 2014

Glenda F. Uselton Administratrix
Glenda Foxall Uselton, Administratrix

Glenda F. Uselton
Glenda Foxall Uselton

William G. Foxall
William G. Foxall, Jr.

Anna J. Foxall
Anna J. Foxall

ACKNOWLEDGMENT

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, of said County, Glenda Foxall Uselton, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 10th day of September, 2014.

Commission expires:

PAM McBROOM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 8, 2018

Pam McBroom
Notary Public

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, of said County, William G. Foxall, Jr., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this _____ day of September, 2014.

Commission expires:

PAM McBROOM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 8, 2018

Pam McBroom
Notary Public

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, of said County, Anna J. Foxall, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 10th day of September, 2014.

Commission expires:

PAM McBROOM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 8, 2018

Pam McBroom
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a notary public in and for said County and State, personally appeared, Glenda Foxall Uselton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Administratrix of the Sarah M. Foxall Estate, and that as such Administratrix, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Estate by herself as Administratrix.

Witness my hand and official seal at Brentwood, Tennessee this 10th day of September, 2014.

Commission expires:

PAM McBROOM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 8, 2018

Pam McBroom
Notary Public