BILL GARRETT, Davidson County
Trans:T20140080396 DEEDWARR
Recvd: 10/24/14 14:18 2 pgs
Fees:13.00 Taxes:3259.50

20141024-0098433

WARRANTY DEED

26878

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $880,945.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 22nd DAY OF OCTOBER, 2014.

(Affix Seal) Notary Public

My Commission Expires: 11-3-2015

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON 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#:
Lawrence C. Tant, Jr. and Beth Tant	~~NEW OWNER~~ Farmington Mortgage	Map/Parcel
908 Dorset Drive	2002 Richard Jones Rd	1590100C00100CO
Brentwood, TN 37027	Ste 300 A Nashville, TN 37215	

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, a Tennessee limited liability, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto LAWRENCE C. TANT AND BETH TANT, husband and wife, 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 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 the same property conveyed to Barlow Builders, LLC, a Tennessee limited liability company, by Warranty Deed from 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, of record in Instrument No. 20140311-0020443, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1. Davidson County taxes for the year 2014 are a lien against said property, are due and payable. Said taxes have been prorated between the parties as of the date of this instrument. Map/Parcel 1590100C00100CO
2. All matters appearing on the plat recorded in Instrument No. 20080626-0065807 as Resubdivision of Lots 3, 4 & 5 Dorset Park Subdivision of record in Instrument No. 20130702-0068075, Register's Office for Davidson County, Tennessee.

3. All matters appearing on the Plan of Bethel Subdivision of record in Instrument Number 20071011-0120896, Register's Office for Davidson County, Tennessee.
4. Declaration of 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.
5. Restrictions recorded in Book 1306, page 210, Register's Office for Davidson County, Tennessee.
6. Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record as Instrument No. 20071119-0134940, Register's Office for Davidson County, Tennessee.
7. Storm Water Detention Agreement of record in Book 11684, page 447, Register's Office for Davidson County, Tennessee.
8. Notice of Restriction of Duplex Development of record in Instrument No. 20130710-0071470, Register's Office for Davidson County, Tennessee.
9. 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 IMPROVED 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 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 22nd day of October, 2014:

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 Manager, 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 22nd day of October, 2014:

_____
Notary Public

My commission expires: _____

ALICE J. STEWART
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
MAY 23, 2016