WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150015768 DEEDWARR
Recvd: 03/04/15 09:01 2 pgs
Fees:13.00 Taxes:860.25
20150304-0018737

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $232,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of February, 2015

Notary Public

MY COMMISSION EXPIRES:

DOUGLAS S. HAYES NOTARY PUBLIC STATE OF TENNESSEE (AFFIX SEAL) COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES: JANUARY 25, 2018

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney, 2525 21st Avenue South, 2nd Floor, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Barlow Builders LLC	Same As New Owner	Map 104-10-O
(NAME)	(NAME)	
1804 Williamson Court, Ste. 107		Parcel 010000CO
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Byron Avenue 3501, LLC, Tennessee limited liability company,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Barlow Builders LLC,** 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. 10 on the plan of Byron Close, as shown on Plat of record as Instrument No. 20131018-0108864, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being part of the same property conveyed to Bryon Avenue 3501, LLC by Quitclaim Deed from Metropolitan Government for Nashville and Davidson County, Tennessee, filed for record on September 4, 2008 as Instrument No. 20080904-0090910, rerecorded as Instrument No. 20080918-0095442, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (a) 2015 real property taxes have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Instrument No. 20131018-0108864, said Register's Office; (c) Restrictive covenants contained in Instrument No. 20130919-0098904, said Register's Office; and (d) Charter of record in Instrument No. 20130920-0099126, said Register's Office.

unimproved ☑

This is improved ☐ property, known as 116 Ransom Avenue, Nashville, Tennessee 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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/our hands this 20th day of February, 2015.

Byron Avenue 3501, LLC

By: _____
Kimes Eugene Blake, Member

State of Tennessee
County of Davidson

Before me, the undersigned, a notary public in and for said County and State, personally appeared, **Kimes Eugene Blake**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be **Member of Byron Avenue 3501, LLC.** (the "Company") the within named bargainor, a Tennessee limited liability company, and that as such Member, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Company by himself as Member.

WITNESS my hand and seal this 20th day of February, 2015.

_____
Notary Public Robert L. Scruggs

My Commission Expires: _____

File No.: 21715047

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 8, 2017