WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150029967 DEEDWARR
Recvd: 04/21/15 10:19 2 pgs
Fees:13.00 Taxes:3651.65
20150421-0035382

27164

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $986,933.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 17th DAY OF APRIL, 2015.

(Affix Seal) Notary Public

My Commission Expires: 10/18/16

DANA DELWORTH
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#:
Jay Kirkpatrick and Kelly Kirkpatrick	Franklin Synergy Bank	Map/Parcel
433 Glen West Drive	722 Columbia Avenue	117-15-OX-006.00 CO
Nashville, TN 37215	Franklin, TN 37064	

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 company, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto JAY KIRKPATRICK AND KELLY KIRKPATRICK, 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 Lot No. 6 on the Plan of Barlow Glen, of record in Instrument No. 20140528-0045612, Register's Office for Davidson County Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Barlow Builders, LLC, a Tennessee limited liability company, by Quitclaim Deed dated November 26, 2014 from Barlow Glen Joint Venture, a Tennessee Joint Venture of record in Instrument No. 20141202-0110445, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1. Davidson County and City of Nashville taxes for the year 2015 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 117-15-OX-006.00 CO.
2. All matters appearing on the Plan of Barlow Glen Subdivision, of record in Instrument No. 20140528-0045612, Register's Office for Davidson County, Tennessee.
3. Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20140521-0043884, as amended in Instrument No. 20150122-0006227, Register's Office for Davidson County, Tennessee.

4. Stormwater Facilities and Systems Agreement of record in Instrument No. 20130620-0063122, Register's Office for Davidson County, Tennessee.
5. Charter for Barlow Glen Homeowners' Association of record in Instrument No. 20131106-0115329, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 433 Glen West Drive, Nashville, Tennessee 37215

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 17th day of April, 2015:

Barlow Builders, LLC
Austin B. Pennington, Chief Manager
by Carolyn Francis, his company attorney in fact.
By:_____
Austin B. Pennington, Chief Manager
By Carolyn Francis, His Company Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Carolyn Francis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the company Attorney in Fact of Barlow Builders, LLC, of record in Book 6248, page 780, Register Office for Williamson County, Tennessee, the within named bargainor, a Tennessee limited liability company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the company as company Attorney in Fact.

Witness my hand, at office, this 17th day of April, 2015:

_____
Notary Public

My commission expires: 11/15/2015

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