Davidson County DEEDWARR
Recvd: 03/16/16 11:45 3 pgs
Fees:18.00 Taxes:5314.03

20160316-0024979

WARRANTY DEED

27198A

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,436,223.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 16th DAY OF MARCH, 2016.

(Affix Seal) Notary Public

My Commission Expires: 4-8-17

BRENDA FRANKS HALE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
APRIL 8, 2017

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#:
Gregory Scott Brown	NEW OWNER	Map/Parcel
424 Glen West Drive		117 15 0X 003.00CO
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 company, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto GREGORY SCOTT BROWN, unmarried, hereinafter called the GRANTEE, his 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. 3 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 a portion of 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 2016 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 117 15 0X 003.00CO
2. All matters appearing on the Plan of Barlow Glen Subdivision, of record in Instrument No. 20140528-0045612.
3. Declaration of Covenants, Conditions and Restrictions of record in Book 20140521-0043884, as amended in Instrument No. 20150122-0006227, Register's Office for Davidson County, Tennessee.
4. Storm water 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 424 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 GRANTEE, his heirs 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, his 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 16th day of March, 2016:

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 16th day of March, 2016:

_____
Notary Public

My commission expires: 4-8-17

BRENDA FRANKS HALE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMMISSION EXPIRES: APRIL 8, 2017

CERTIFICATE OF AUTHENTICITY

I, Kathleen Hale McClellan, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kathleen Hale McClellan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before, Amy T. Nelson, a Notary Public for this County and State, Kathleen Hale McClellan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 11/10/2019

Amy T. Nelson

