Davidson County DEEDWARR
Recvd: 06/01/16 10:35 3 pgs
Fees:18.00 Taxes:3062.49
20160601-0054899

WARRANTY DEED

27805

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $827,700.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 31st DAY OF MAY, 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, TENNESSEE 37064

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Benjamin J. Walker	NEW OWNER	Map/Parcel
113 Ransom Avenue		10410O00400CO
Nashville, TN 37205		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, 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 BENJAMIN J. WALKER, an unmarried man, 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. 4 on the Plan of Byron Close, as shown on plat of record in Instrument No. 20131018-0108864, 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 by Warranty Deed from Byron Avenue 3501, LLC, a Tennessee limited liability company, of record in Instrument No. 20150227-0017096, dated February 26, 2015, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1. Davidson County 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 GRANTEES, who will be responsible for payment of said taxes when they become due and payable. Map/Parcel 10410O00400CO.
2. All matters appearing on the Plan of Elmington Place Subdivision, of record in Book 547, page 59, Register's Office for County, Tennessee.
3. All matters appearing on the Plan of Byron Close, of record in Instrument No. 20131018-0108864, Register's Office for Davidson County, Tennessee.
4. Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20130919-0098904, Register's Office for Davidson County, Tennessee.

5. Charter for Byron Close Homeowner's Association of record in Instrument No. 20130920-0099126, Register's Office for Davidson County, Tennessee.
6. Inspection and Maintenance Agreement for Private Stormwater Management of record in Instrument No. 20121121-0107473, Register's Office for Davidson County, Tennessee.
7. Ingress and Egress Easements of record in Instrument No. 20140910-0082693 and Instrument No. 20140910-0082694, Register's Office for Davidson County, Tennessee.
8. Permanent Utility Easement of record in Book 4764, page 345, Register's Office for Davidson County, Tennessee.
9. Sanitary Sewer Easement of record in Book 3573, page 442, Register's Office for Davidson County, Tennessee.
10. Agreement for Dedication of Easement for Water Mains and Appurtenances of record in Book 3957, page 955, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 113 Ransom Avenue, Nashville, Tennessee 37205

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 31st day of May, 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 31st day of May, 2016:

_____
Notary Public

My commission expires: 12-6-2016

KATHLEEN HALE McCLELLAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Brenda Franks Hale, 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.

Brenda Franks Hale

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before, Amy T. Nelson, a Notary Public for this County and State, Brenda Franks Hale, 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

