WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160070308 DEEDWARR
Recvd: 08/15/16 08:28 2 pgs
Fees: 13.00 Taxes: 2882.30

27940B

20160815-0084441

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $779,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 10th DAY OF AUGUST, 2016.

(Affix Seal) Notary Public

My Commission Expires: 2-18-19

STEPHANIE A. GLENN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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#:
Sanford Properties, LLC	New Owner	Map/Parcel
P.O. Box 1504		104 10 0O 010.00 CO
Brentwood, TN 37024		

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 SANFORD PROPERTIES, LLC, a Tennessee limited liability company, hereinafter called the GRANTEE, its successors 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. 10 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, dated February 20, 2015, of record in Instrument No. 20150304-0018737, 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 GRANTEES, who will be responsible for payment of said taxes when they become due and payable. Map/Parcel 104 10 0O 010.00 CO
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 116 Ransom Ave. Lot No. 10 Byron Close, 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, its successors 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, its successors 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 10th day of August, 2016:

Barlow Builders, LLC

BY: Carolyn Francis, Secretary
Carolyn Francis, Secretary

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 Secretary (or other officer authorized to execute the instrument) of Barlow Builders, LLC, the within named bargainor, a limited liability company, and that such Secretary, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as Secretary.

Witness my hand, at office, this 10th day of August, 2016:

Kathleen McClellan
Notary Public

My commission expires: 12-6-2016

