Davidson County DEEDWARR
Recvd: 11/22/16 11:33 3 pgs
Fees:18.00 Taxes:2220.00
20161122-0123282

WARRANTY DEED

28258

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 4th DAY OF NOVEMBER, 2016.

(Affix Seal) Notary Public

My Commission Expires: 11/10/2019

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

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

BRENDA FRANKS HALE
HALE AND HALE, PLC
198 EAST MAIN STREET, STE 200
FRANKLIN, TN 37064

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Barlow Builders, LLC	SAME	
1804 Williamson Court, Suite 107		Map/Parcel 131 07 0 180.00
Brentwood, TN 37027		

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, ANTHONY E. EWING, an unmarried man, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto BARLOW BUILDERS, 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. 61A, Seven Hills Subdivision, Section 1, a Re-Subdivision of Lot #61, as shown on plat of record in Instrument No. 20061010-0127925, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being a portion of the same property conveyed to Anthony E. Ewing, an unmarried man, by Warranty Deed from Camp Properties, LLC, a Tennessee Limited Liability Company, dated January 2, 2009, of record in Instrument No. 20090109-0002440, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

a. Davidson County taxes for the year 2016 have been prorated between the parties as of the date of this instrument and paid. Map/Parcel 131 07 0 180.00.
b. All matters appearing on the Plan of Seven Hills Subdivision - Section 1, a Re-Subdivision of Lot #61, of record in Instrument No. 20061016-0127925, Register's Office for Davidson County, Tennessee.
c. All matters appearing on the Plan of Seven Hills Subdivision, Section I, of record in Plat Book 2133, page 81 and 82, Register's Office for Davidson County, Tennessee.
d. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 2249, page 184, Register's Office for Davidson County, Tennessee.

e. Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4306, page 229, Register's Office for Davidson County, Tennessee.

This is UNIMPROVED property known as 4514 Shys Hill Rd., 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, its successors and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that he 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 he does further covenant and binds himself, his heirs and/or assigns, 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 4th day of November, 2016:

Anthony E. Ewing

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Anthony E. Ewing, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of November, 2016:

Notary Public

My commission expires: 11/10/2019



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

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