BILL GARRETT, Davidson County
Trans:T20170000689 DEEDWARR
Recvd: 01/04/17 11:45 2 pgs
Fees:13.00 Taxes:5875.25
20170104-0000800

WARRANTY DEED

28075

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,587,906.00.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 20th DAY OF DECEMBER, 2016.

(Affix Seal) Notary Public

My Commission Expires: 9-19-18

ANNETTE BELYEA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

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#:
Christopher J. Black and Ellen A. Black	NEW OWNER	Map/Parcel
866 Glendale Lane	New owner	132 05 0 147.00
Nashville, Tennessee 37204		

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 CHRISTOPHER J. BLACK AND WIFE, ELLEN A. BLACK, 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 part of Lot Nos. 2 and 3 on the Plan of Glendale Park, Section Three, of record in Plat Book 2083, page 11, Register's Office for Davidson County, and described as follows:

Beginning at a point in the northerly margin of Glendale Lane, said point being 20 feet northeasterly from the corner of Lots Nos. 2 and 3 on said plan; thence North 13 degrees west 355.25 feet to a point in the northerly line of Lot No. 2, which point is 28 feet west of the northwest corner of Lot No. 3 on said plan; thence along the line of Lots Nos. 2 and 3, South 85 degrees 25' East 203 feet to a monument in the westerly margin of Thompson Avenue; thence with the margin of the same, South 4 degrees 15' West 252.2 feet to a monument, the beginning of a curve, entrance to Glendale Lane; thence around said curve, southwesterly 28.3 feet to another concrete monument set in the northerly margin of Glendale Lane; thence with the margin of the same, southwesterly 110.7 feet to the point of beginning, together with that portion of Thompson Avenue closed by Ordinance #77 by the City of Oak Hill in Book 4167, page 275, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Barlow Builders, LLC by Quitclaim Deed from Austin B. Pennington, unmarried, dated October 7, 2015, of record in Instrument No. 20151022-0107342, 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, are due and payable. Said taxes have been prorated between the parties as of the date of this instrument. Map/Parcel 132 05 0 147.00
2. All matters appearing on the Plan of Glendale Park, Section 3, of record in Plat Book 2083, page 11, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 866 Glendale Lane, Nashville, Tennessee 37204

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 20th day of December, 2016:

Barlow Builders, LLC, a Tennessee limited liability company

BY: Carolyn Francis, Secretary
Carolyn Francis
Its: 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 himself 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 20th day of December, 2016:

Laurie Mathis Harris
Notary Public

My commission expires: 3-25-18

