WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/26/17 11:02 3 pgs
Fees:18.00 Taxes:4526.78
20170426-0040924

28409

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,223,453.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 19th DAY OF APRIL, 2017.

(Affix Seal) Notary Public

My Commission Expires: 5-24-17

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

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#:
Anurag Pardeshi and Natalie Curcio	NEW OWNER	Map/Parcel
1715 Glen Echo Road		117 15 0X 014.00
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 ANURAG PARDESHI AND WIFE, NATALIE CURCIO, 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 Lot No. 14 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 for the year 2017 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: 117 15 0X 014.00 .
2. All matters appearing on the Plan of Barlow Glen Subdivision,, of record in Instrument No. 20140528-0045612, Register's Office for Davidson County, Tennessee.
3. Declaration of Covenants, Conditions and Restrictions of record in Instrument Nos. 20140521-0043884; 20150122-0006227; and 20161230-0137528, Register's Office for Davidson County, Tennessee.

4. Stormwater 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 1715 Glen Echo, 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 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 19th day of April, 2017:

Barlow Builders, LLC

BY:_____
Austin B. Pennington, Sole Member and 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 Sole Member and 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 Sole Member and Chief Manager, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as Sole Member and Chief Manager.

Witness my hand, at office, this 19th day of April, 2017:

_____
Notary Public

My commission expires: 12.5.2020

KATHLEEN HALE McCLELLAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I, Andy Maloney, 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-24-17

JULIE COONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.