Davidson County DEEDWARR
Recvd: 06/15/17 08:32 3 pgs
Fees:18.00 Taxes:1646.50
20170615-0059969

WARRANTY DEED

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $445,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 15th DAY OF JUNE, 2017.

(Affix Seal) Notary Public

My Commission Expires: 1-8-19

28635

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#:
Devra R. Lane and Paul J. Zantos	NEW OWNER	Map/Parcel
1613 Porter Avenue		072 15 0 169.00
Nashville, TN 37206		

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 DEVRA R. LANE, AN UNMARRIED WOMAN, AS TO AN UNDIVIDED 50% INTEREST, AND PAUL J. ZANTOS, AN UNMARRIED MAN, AS TO AN UNDIVIDED 50% INTEREST, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, 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:

Being Lot No. 52 of the Porter Road Subdivision, recorded in Plat Book 843, page 38, Register's Office for Davidson County, Tennessee. Said Lot No. 52 fronts 50 feet on the Westerly side of Porter Avenue and runs back Westerly between parallel lines 150 feet to a dead line.

Being a portion of the same property conveyed to Barlow Builders, LLC by Warranty Deed from Fuqua Investors, LLC, dated September 18, 2015, of record in Instrument No. 20150922-0096440, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1. Davidson County taxes 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 072 15 0 169.00
2. All matters appearing on the Plan of Porter Subdivision, of record in Book 843, page 38, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 1613 Porter Avenue, Nashville, Tennessee 37206

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 12th day of June, 2017:

Barlow Builders, LLC

BY: Carolyn Francis, Secretary
Carolyn Francis, Secretary

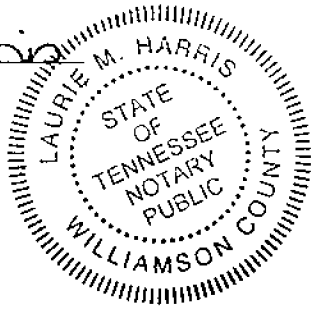
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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 12th day of June, 2017:

Laurie Mathis Harris
Notary Public

My commission expires: 3-25-18



True Copy Certification

I, Mitchell A. Watts, 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.

Mitchell A Watts

Signature

State of Tennessee

County of Davidson

Personally appeared before me, W. Reid Solomon, a notary public for this county and state, Mitchell A. Watts who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

WRS

Notary's Signature

My Commission Expires: 5-27-19

Notary' Seal (if on paper)

