Davidson County DEEDWARR
Recvd: 08/08/17 14:39 3 pgs
Fees:18.00 Taxes:2220.00
20170808-0081266

WARRANTY DEED

28755

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 7th DAY OF AUGUST, 2017.

(Affix Seal) Notary Public

My Commission Expires: 12-5-2020

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	New Owner	Map/Parcel
1804 Williamson Court, Suite 107		117 15 0X 005.00
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, 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. 5 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 the same property conveyed to Anthony E. Ewing, unmarried, by Warranty Deed from Austin B. Pennington, unmarried, dated November 4, 2016, of record in Instrument No. 20161108-0118309, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1. Davidson County and City of 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 his prorata part thereof to GRANTEE, who will be responsible for payment of said taxes when they become due and payable. Map/Parcel 117 15 0X 005.00
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. Stormwater Facilities and Systems Agreement of record in Instrument No. 20130620-0063122, Register's Office for Williamson County, Tennessee.
4. Charter for Barlow Glen Homeowners' Association of record in Instrument No. 20131106-0115329, Register's Office for Davidson County, Tennessee.

This is UNIMPROVED property known as 432 Glen West Drive, 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/she 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/she does further covenant and binds himself/herself, his/her 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 7th day of August, 2017:

Anthony E. Ewing

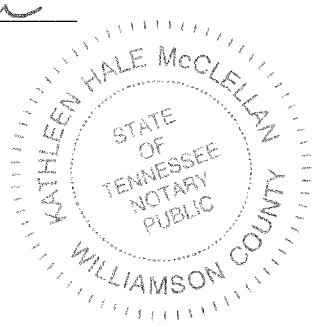
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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 7th day of August, 2017:

Notary Public

My commission expires: 12-5-2020



CERTIFICATE OF AUTHENTICITY

I, Kathleen Hale McClellan, 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.

Kathleen Hale McClellan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before, Alice J. Stewart, a Notary Public for this County and State, Kathleen Hale McClellan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 4/11/2020

Alice J. Stewart

