Bill Garrett Davidson County
Batch# 40573 DEEDWARR
12/21/2017 02:53:14 PM 2 pgs
Fees: $13.00 Taxes: $1,424.50
20171221-0130253

This Instrument Prepared by ~~and Return to~~:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: Y-VRES-17-1609A

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater is $385,000.00

Affiant

Subscribed and sworn before me this the 15th day of December, 2017.

Notary Public
My commission expires:

STEPHANIE DOME
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Doris Reed, Kevin Barnard, Jaclyn Barnard 25081 Calle Madera Lake Forest, CA 92630	Doris Reed, Kevin Barnard, Jaclyn Barnard 25081 Calle Madera Lake Forest, CA 92630	072-15-2-A-001.00CO

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, BARLOW BUILDERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to DORIS REED, A SINGLE PERSON AND KEVIN BARNARD, MARRIED AND JACLYN BARNARD, A SINGLE PERSON, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions Establishing and Governing Porter Avenue Townhomes, a Planned Unit Development, of record as Instrument No. 20160226-0018402, and being shown on Plat attached thereto as Exhibit "C", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Barlow Builders, LLC, a Tennessee limited liability company by Warranty Deed from Fuqua Investors, LLC, of record in Instrument No. 20150922-0096440, Register's Office for Davidson County, Tennessee, dated September 18, 2015 and recorded on September 22, 2015.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1609 A Porter Ave., Nashville, TN 37209.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 15th day of December, 2017.

Barlow Builders, LLC

By: Carolyn Francis, Secretary
Carolyn Francis, Secretary

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Carolyn Francis, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon her oath acknowledged herself to be the secretary of the within named bargainor, a limited liability company, and that she, as such secretary, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said Carolyn Francis as such secretary.

Witness my hand and official seal this 15th day of December, 2017.

My Commission Expires: 9/10/18

Notary Public

