WARRANTY DEED

Bill Garrett Davidson County
Batch# 68961 **DEEDWARR**
03/14/2018 10:13:54 AM 2 pgs
Fees: $13.00 Taxes: $5,124.50

20180314-0024060

G-VRES-18-424

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,385,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF MARCH, 2018.

Notary Public

MY COMMISSION EXPIRES: 7/6/2020 (AFFIX SEAL)

GLORIA I SAWYERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 6, 2020

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER (S)
William R. Pollard, IV	JP Morgan Chase Bank	
(NAME)	(NAME)	**117-15-0X-003.00-CO**
424 Glen West Drive	PO Box 78420	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Phoenix AZ, 85062	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CARY B. HAMBY, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WILLIAM R. POLLARD, IV, UNMARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, 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. 3 on the Plan of Final Plat of Barlow Glen of record in Plat at Instrument No. 20140528-0045612, 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 the same property conveyed to Cary B. Hamby, unmarried by Warranty deed from Gregory Scott Brown, married of record in Instrument No. 20180109-0002759 Register's Office for Davidson County, Tennessee, dated January 4, 2018 and recorded on January 09, 2018. Being the same property conveyed to Gregory Scott Brown, unmarried by Warranty deed from Barlow Builders, LLC, a Tennessee limited liability company of record in Instrument No. 20160316-0024979 Register's Office for Davidson County, Tennessee, dated March 16, 2016 and recorded on March 16, 2016.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument Number 20140528-0045612, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20140521-0043884, as amended in Instrument Number 20150122-0006227, Instrument No. 20161230-0137528, Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20130620-0063122, in the Register's Office for Davidson County, Tennessee.
- Charter of Barlow Glen HOA, Inc., of record in Instrument Number 20131106-0115329, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **424 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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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.

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-18-1594

Witness my/our hand(s) this the 12th DAY OF MARCH, 2018.

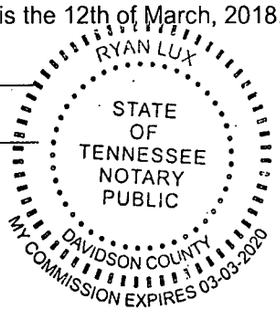
Cary B. Hamby

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CARY B. HAMBY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th of March, 2018.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212