Bill Garrett Davidson County
Batch# 97240 DEEDWARRSP
05/25/2018 03:54:30 PM 3 pgs
Fees: $18.00 Taxes: $4,477.00
20180525-0050596

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,210,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME THIS THE 25 DAY OF MAY, 2018.

(Affix Seal) Notary Public

My Commission Expires: 4-18-21

STATE OF TENNESSEE NOTARY PUBLIC
BRENDA FRANKS HALE
COUNTY OF WILLIAMSON
My Comm. Expires April 18, 2021

2018-82-1

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

KATHLEEN HALE MCCLELLAN, ESQ.
HALE AND HALE, PLC
198 EAST MAIN STREET, STE 200
FRANKLIN, TENNESSEE 37064

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Justin L. Titus and Laura J. Titus 417 Glen West Drive Nashville, TN 37215	New Owner	Map/Parcel 117-15-0X-010.00-CO

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 Justin L. Titus and wife, Laura J. Titus, 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. 10 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, 2016 from Barlow Glen Joint Venture, a Tennessee joint venture, of record in Instrument Number 20141202-0110445, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1. Davidson County taxes for the year 2018 and subsequent years, a lien not yet due and payable. Subsequent year's taxes are assumed by Grantee. Map/Parcel 117 15 0X 010.00.

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. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument No. 20140521-0043884, 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 417 Glen West Drive, Nashville, TN 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 claiming by, through, or under the Grantor, but not further or otherwise.

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 our hands this 25th day of May, 2018:

Barlow Builders, LLC, a Tennessee Limited Liability Company

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 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 and seal, at office in Franklin, TN, this 25th day of May, 2018.

Amy T. Nelson
Notary Signature

My commission expires: 11/10/2019

AMY T. NELSON
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN

CERTIFICATE OF AUTHENTICITY

I, Brenda Franks Hale, 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.

Brenda Franks Hale

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Amy T. Nelson, a notary public for this county and state, Brenda Franks Hale, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Amy T. Nelson

My Commission Expires: 11/10/2019

