This Instrument Prepared By:

Kenneth P. Ezell, Jr.
Baker, Donelson, Bearman, Caldwell & Berkowitz, P.C.
Baker Donelson Center, Suite 800
211 Commerce Street
Nashville, Tennessee 37201

Karen Y Johnson Davidson County
Batch# 169888 DEEDWARRSP
12/04/2018 11:16:30 AM 6 pgs
Fees: $33.00 Taxes: $1,110.00
20181204-0118125

SPECIAL WARRANTY DEED

Address New Owner as Follows:	*Send Tax Bills To*
Barlow Builders, LLC 1804 Williamson Court, Suite 107 Brentwood, Tennessee 37027	Same
Map & Parcel No.: 131 08 0 113.00	

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged, MONROE HARDING INC., a Tennessee nonprofit corporation, as successor in interest to Monroe Harding Children's Home ("**Grantor**"), has bargained and sold and does hereby transfer and convey unto BARLOW BUILDERS, LLC, a Tennessee limited liability company ("**Grantee**"), its successors and assigns, a certain tract of land located in Davidson County, Tennessee and described as follows (the "**Property**"):

See Exhibit A

This is unimproved property known as 1121 Granny White Ct., Nashville, Tennessee, 37204.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining, to the said Grantee, its successors and assigns, forever.

AND Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple and that it has good right to sell and convey the same.

AND Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons claiming by, through or under Grantor, but no further or otherwise, subject however to the matters set forth on Exhibit B.

[SIGNATURE ON NEXT PAGE]

4820-1847-2577
2941849-000001

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 28th day of November, 2018.

MONROE HARDING INC., a Tennessee nonprofit corporation

By: John Bryant

Name: JOHN M. BRYANT, JR.

Title: Director

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Robin J. Higgins, a Notary Public in and for said County and State, John M. Bryant, Jr., with whom I am personally acquainted, and who acknowledged that he[she] executed the within instrument for the purposes therein contained, and who further acknowledged that he[she] is the Director of MONROE HARDING INC., a Tennessee nonprofit corporation, the Grantor of the foregoing instrument, and is authorized by such Grantor to execute this instrument on behalf of such Grantor.

WITNESS my hand, at office, this 28th day of November, 2018.

ROBIN J. HIGGINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires Mar. 08, 2022

Robin J. Higgins
NOTARY PUBLIC

My Commission Expires:

3-8-22

4820-1847-2577
2941849-000001

STATE OF TENNESSEE)

COUNTY OF ~~DAVIDSON~~ WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $300,000.00.

AFFIANT

Subscribed and sworn to before me this 30th day of November, 2018.

NOTARY PUBLIC

My Commission Expires:

11/10/2019

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

4820-1847-2577
2941849-000001

Exhibit A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 8 as shown on the plan of Harding Heights, of record in Plat Book 4300, page 95 in the Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to MONROE HARDING CHILDREN'S HOME, A CORPORATION, by deed from J. O. CHEEK, JR. AND WIFE, LILLIAN F. CHEEK, dated September 19, 1945, of record in Book 1339, page 282, said Register's Office.

Exhibit B

Exceptions

1. Real property taxes for the year 2019 and subsequent years not yet due and payable or a lien on the Property.
2. Matters shown on the plan of Harding Heights, of record in Plat Book 4300, page 95 in the Register's Office for Davidson County, Tennessee (the "**Register's Office**").
3. Matters shown on the that certain Category 1 Boundary Survey of the Property prepared by R. Scot Cherry, RLS No. 1512, Cherry Land Surveying, Inc., dated September 6, 2017.
4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3677, page 398; Book 4099, page 352 and in Book 4712, page 430, said Register's Office.
5. Sanitary Sewer Easement granted to the City of Nashville of record in Book 3345, page 66, said Register's Office.
6. Easement for Water Mains and Appurtenances of record as Instrument No. 20011120-0127782, said Register's Office.
7. Easement for Water Mains, Pumps and Appurtenances of record as Instrument no. 20070522-0061001, said Register's Office.
8. Sewer Easement Agreement by and between Monroe Harding, Inc., as Grantor, and Duncanwood Reserve, LLC, as Grantee, of record as Instrument No. 20120409-0029639, said Register's Office.
9. Easement for Sanitary Sewer and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record as Instrument No. 20120628-0056657, said Register's Office.
10. Grant of Anchor Easement to the Metropolitan Government of Nashville and Davidson County, acting through the Electric Power Board of said Government of record as Instrument No. 20160714-0072322, said Register's Office.
11. Right-of-Way Easement granted to Davidson County, Tennessee, of record in Book 1973, page 333, said Register's Office.
12. Deed of Conveyance by Monroe Harding Children Home to Metropolitan Government of Nashville and Davidson County, Department of Water and Sewerage Services of record in Book 4593, page 936, said Register's Office.
13. Deed of Conveyance by Monroe Harding Children Home to Metropolitan Government of Nashville and Davidson County, Department of Water and Sewerage Services of record in Book 4664, page 24, said Register's Office.

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, 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.

My Commission Expires: 11-10-19

Amy T. Nelson

