Karen Y Johnson Davidson County
Batch# 176275 **DEEDWARR**
12/20/2018 09:25:11 AM 2 pgs
Fees: $13.00 Taxes: $4,347.50

20181220-0123772

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,175,000.00.

KGV
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 13th day of December, 2018.

(Affix Seal) Notary Public

My Commission Expires: _____

MCKENZIE TEASLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 17, 2020

2018-405-1

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

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

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Shriji N. Patel and Nisha B. Shah 1723 Glen Echo Road Nashville, TN 37215	New Owner	Map/Parcel 117 15 0X 012.00

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 **Shriji N. Patel, husband and Nisha B. Shah, wife**, 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(s) 12, as shown on the map entitled Final Plat 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 property description.

Being a portion of the same property conveyed to BARLOW GLEN JOINT VENTURE, A TENNESSEE JOINT VENTURE, by deed from ROBERT HUNT SCHWARTZ, BARBARA ANN SCHWARTZ NEWMAN, JODY SCHWARTZ FOLK, FKA IRENE JOSEPHINE FOWLKES SCHWARTZ AND ALSO FKA IRENE JOSEPHINE FOWLKES, BILL BENNETT AKA WILLIAM RANDALL BENNETT, RALPH DILLARD BENNETT, JR., of record in Instrument No. 20130618-0062083, dated June 17, 2013, said Register's Office.

Being further conveyed to BARLOW BUILDERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY by deed from BARLOW GLEN JOINT VENTURE, A TENNESSEE JOINT VENTURE, of record in Instrument No. 20141202-0110445, dated November 26, 2014, said Register's Office.

This conveyance is subject to the following: 2019 Davidson County taxes, a lien, not yet due and payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is IMPROVED property known as 1723 Glen Echo Road, 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 binds itself, its successors and assigns, 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 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 13th day of December, 2018:

Barlow Builders, LLC, a Tennessee Limited Liability Company

By: Carolyn Francis, Secretary
Carolyn Francis, Secretary

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, Amy T. Nelson 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 such person to be Secretary of Barlow Builders, LLC, the within named bargainor, a Limited Liability Company, and that such Carolyn Francis as 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 13th day of December, 2018.

Amy T. Nelson
Notary Signature

Printed Name: Amy T. Nelson

My commission expires: 11/10/2019

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