Karen Y Johnson Davidson County
Batch# 177861 DEEDWARR
12/26/2018 11:42:30 AM 3 pgs
Fees: $18.00 Taxes: $5,883.79
20181226-0125107

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,590,214.22

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 21st day of December, 2018.

(Affix Seal) Notary Public

My Commission Expires: 12-5-2020

2018-47-1

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

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

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Robert F. McRae, III and Jennifer Mittry McRae 1727 Glen Echo Road Nashville, TN 37215	NEW OWNER	Map/Parcel 117-15-0X-011.00

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 **Robert F. McRae, III and Jennifer Mittry McRae, husband and 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 No. 11 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 from Barlow Glen Joint Venture, a Tennessee Joint Venture, dated November 24, 2014, of record in Instrument No. 20141202-0110445, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1. Davidson County taxes for the year 2019, a lien, not yet due and payable. Map/Parcel 117 15 0X 011.00.
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 as amended in Instrument Nos. 20150122-0006227 and 20161230-0137528, 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 1727 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 21st day of December, 2018:

Barlow Builders, LLC, a Tennessee Limited Liability Company

Carolyn Francis, Secretary

By: Carolyn Francis, Secretary

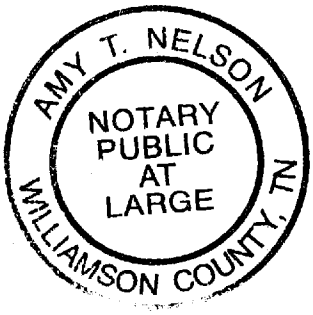
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 21st day of December, 2018, before me personally appeared Carolyn Francis with whom I am personally acquainted, and who, upon oath, acknowledged herself to be Secretary of Barlow Builders, LLC, the within named Bargainor, a limited liability company, and that she, as such Secretary, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by herself as Secretary.

Witness my hand, at office, this 21st day of December, 2018.

Amy T. Nelson

Notary Signature
My commission expires: 11/10/2019



CERTIFICATE OF AUTHENTICITY

I, Kathleen Hale McClellan, 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.

Kathleen Hale McClellan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before, Amy T. Nelson, a Notary Public for this County and State, Kathleen Hale McClellan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 11/10/2019

Amy T. Nelson

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