Karen Y Johnson Davidson County
Batch# 182229 DEEDWARRSP
01/09/2019 04:17:30 PM 3 pgs
Fees: $18.00 Taxes: $6,660.00
20190109-0002537

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,800,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE January 8, 2019.

(Affix Seal) Notary Public

My Commission Expires: 11/10/2019

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

2019-443-1

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#:
Casey Kloiber and Diana Kloiber 4514 Shys Hill Road Nashville, TN 37215	NEW OWNER	Map/Parcel 131-07-0-180

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 **Casey Kloiber and wife, Diana Kloiber**, 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. 61A on the Plan of Seven Hills Subdivision, Section 1, a Re-Subdivision of Lot #61 as shown on plat of record in Instrument No. 20061016-0127925, as amended in Instrument No. 20170329-0030370, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being a portion of the same property conveyed to Barlow Builders, LLC, a Tennessee limited liability company, by Warranty Deed from Anthony E. Ewing, an unmarried man, dated November 4, 2016, of record in Instrument No. 20161122-0123282, Register's Office for Davidson County, Tennessee

This conveyance is subject to existing zoning ordinances, building codes, current year's property taxes, any restrictive covenants, easements and other matters of record, including, but not limited to the following: (1) Taxes and assessments for the year 2019 and subsequent years, which are not yet due and payable. Map/Parcel 131 07 0 180.00; (2) All matters appearing on the Plan of Seven Hills Subdivision – Section 1, a Re-Subdivision of Lot #61 of record in Instrument No. 20061016-0127925, as amended in Instrument No. 20170329-0030370, Register's Office for Davidson County, Tennessee; (3) All matters appearing on the Plan of Seven Hills Subdivision, Section 1, of record in Book 2133, page 81 and 82, Register's Office for Davidson County, Tennessee; (4) Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 2249, page 184, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons; and (5) Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4306, page 229, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 4514 Shys Hill 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 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 8th day of January, 2019:

Barlow Builders, LLC,
a Tennessee limited liability company

Carolyn Francis, Secretary

Carolyn Francis, Secretary

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, Kathleen Hale McClellan, 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 purposes therein contained, by personally signing the name of the Limited Liability Company as Secretary.

Witness my hand and seal, at office in Franklin, Tennessee, this 8th day of January, 2019.

My Commission Expires: 12-5-2020

Notary Public

KATHLEEN HALE McCLELLAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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

