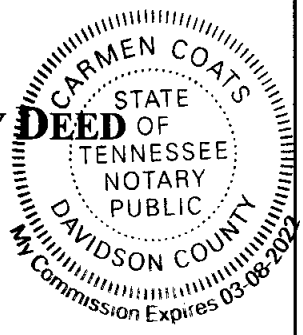
WARRANTY DEED



2018-428-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $409,900.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 18th day of January, 2019.

(Affix Seal) Notary Public

My Commission Expires: _____

Karen Johnson Davidson County
Batch# 187974 DEEDWARR
01/24/2019 03:24:38 PM 2 pgs
Fees: $13.00 Taxes: $1,516.63

20190124-0007155

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#:
Emily Quirk 111A Rosebank Avenue Nashville, TN 37206	OWNER	Map/Parcel 083 03 3D 001.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, 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 **Emily Quirk**, unmarried, hereinafter called the GRANTEE, her 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 Unit 109A, as established in the Declaration of Covenants, Conditions and Restrictions for 109A and 109B Rosebank Avenue Townhomes, a Horizontal Property Regime with Private Elements pursuant to Tennessee Code Annotated §66-27-103(b) of record as Instrument No. 20171108-0115228, in the Register's Office for Davidson County, Tennessee with Plat attached as Exhibit "C" to which Master Deed reference is hereby made, for a more particular desription of said property.

Being a portion of the same property conveyed to Barlow Builders, LLC, a Tennessee limited liability company, by Warranty Deed from Patsy M. Craddock (f/k/a Patsy Mangrum Walls) and William Hubert Mangrum, of record as Instrument No. 20161019-0110725, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: 2019 Davidson County Taxes, a lien not yet due and payable. Said taxes have been prorated between the parties as of this date, with subsequent year's taxes assumed by Grantee. 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 111 A Rosebank Avenue, Nashville, TN 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, her heirs and assigns forever; and the GRANTOR, does covenant with the said GRANTEE 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 GRANTEE, her 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 18th day of January, 2019:

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 18th day of January, 2019.

Amy T. Nelson
Notary Signature

My commission expires: 11/10/2019

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