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 Johnson Davidson County
Batch# 272811 DEEDWARRSP
08/16/2019 02:38:48 PM 5 pgs
Fees: $28.00 Taxes: $925.00
20190816-0082370

SPECIAL WARRANTY DEED

Address New Owner as Follows:	*Send Tax Bills To*
Barlow Builders, LLC 3020 Stansberry Lane, Suite 101 Franklin, TN 37069	Same
Map & Parcel No.: 131 08 0 152.00	

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 ("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 4301 Scenic Drive, Nashville, Tennessee.

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.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 15th day of August, 2019.

MONROE HARDING INC., a Tennessee nonprofit corporation

By: John Bryant

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 15th day of August, 2019.

Robin J. Higgins
NOTARY PUBLIC

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

My Commission Expires:

3-8-22

4849-3800-0031
2941849-000001

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $250,000.00.

AFFIANT

Subscribed and sworn to before me this 16 day of August, 2019.

NOTARY PUBLIC

My Commission Expires:

3/8/21

MICHAEL PERRY DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

4849-3800-0031
2941849-000001

Exhibit A
Legal Description

Land in Davidson County, Tennessee, being Lot 1, as shown on the map entitled Final Subdivision Plat of Monroe Harding Childrens Home, of record in Instrument No. 20160309-0022463, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

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, Register's Office for Davidson County, Tennessee.

Exhibit B

Exceptions

1. Real property taxes for the year 2019 and subsequent years, a lien, not yet due and payable.
2. Matters shown on the Plan of record as Instrument No. 20160309-0022463, Register's Office for Davidson County, Tennessee.
3. Sanitary Sewer Easement granted to the City of Nashville of record in Book 3345, page 66, said Register's Office.