Karen Johnson Davidson County
Batch# 273507 DEEDWARRSP
08/19/2019 02:02:30 PM 3 pgs
Fees: $18.00 Taxes: $3,104.30
20190819-0082963

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $839,000.00.

Mary L Baker
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 19th day of August, 2019.

Amy Nelson
Notary Public

(Affix Seal)

My Commission Expires: 11/10/2019

AMY T. NELSON NOTARY PUBLIC AT LARGE TN WILLIAMSON COUNTY

2019-806-1

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

KATHLEEN HALE MCCLELLAN, ESQ.
HALE AND HALE, PLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TENNESSEE 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Adam C. Grado and Amy J. Rushton 1501 A Woodmont Boulevard Nashville, TN 37215	NEW OWNERS	Map/Parcel 117 12 2A 001.00 CO

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 Adam C. Grado and Amy J. Rushton, 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 Unit A of the 1501 Woodmont Boulevard Townhomes, a Horizontal Property Regime with Private Elements located in Nashville, Davidson County, Tennessee, and described in the Declaration of Covenants, Conditions and Restrictions for 1501 Woodmont Boulevard Townhomes, a Horizontal Property Regime with Private Elements pursuant to Tennessee Code Annotated §66-27-103(b) of record as Instrument No. 20180226-0017823, Register's Office for Davidson County, Tennessee to which reference is hereby made, located on a portion of Lot 1, Block B on the Plan of Clairmont Subdivision, being a revised Subdivision of the Adelia Noel Tract of record as Book 974, page 8, said Register's Office. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 1501 Woodmont Boulevard Townhomes, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "C" to said Declaration appearing in Instrument No. 20180226-0017823, and Bylaws appended thereto as Exhibit "B", said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being a portion of the same property conveyed to Barlow Builders, LLC, a Tennessee limited liability company by Warranty Deed from John Howard, a married man, dated July 27, 2017, of record in Instrument No. 20170808-0081264, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: 2019 Davidson County Taxes have been prorated between the parties as of the date of closing to be assumed by Grantees herein, existing zoning ordinances, building codes, restrictive covenants of record, easements of record, and other matters of record.

This is IMPROVED property known as 1501 A Woodmont Boulevard, 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 my hand this 19th day of August, 2019:

Barlow Builders, LLC, a Tennessee Limited Liability Company

By: _____
Jordan Clark, Company Representative

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority of the state and county mentioned, personally appeared Jordan Clark, 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 the Company Representative of Barlow Builders, LLC, the within named bargainor, a Limited Liability Company, and that such Jordan Clark as such Company Representative, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Company Representative.

Witness my hand and seal, at office in Franklin, Tennessee, this 19th day of August, 2019.

_____
Notary Signature

My commission expires: 12-5-2020

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

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