SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,458,183.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 10th day of September, 2019.

(Affix Seal) Notary Public

My Commission Expires: 9-6-22

TRACEY PERRY TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

2019-725-1

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

Karen Johnson Davidson County
Batch# 284603 DEEDWARRSP
09/12/2019 09:09:39 AM 2 pgs
Fees: $13.00 Taxes: $5,395.28

20190912-0092351

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Gregory Allen Bauer and Cynthia Mathews Bauer 432 Glen West Drive Nashville, TN 37215		Map/Parcel 117 05 0X 005.00

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 Gregory Allen Bauer and Cynthia Mathews Bauer, 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. 5 on the Plan of Barlow Glen, of record in Instrument No. 20140528-0044612, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Barlow Builders, LLC, a Tennessee limited liability company by Warranty Deed from Anthony E. Ewing, dated August 7, 2017, of record in Instrument No. 20170808-0081266, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: 2019 Davidson County Taxes have been prorated between the parties and paid, existing zoning ordinances, building codes, restrictive covenants of record, easements of record, and other matters of record with the Davidson County, Tennessee Register of Deeds.

This is IMPROVED property known as 432 Glen West Drive, 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 10th day of September, 2019:

Barlow Builders, LLC, a Tennessee Limited Liability Company

By: Carolyn Francis, Secretary
Carolyn Francis, Secretary

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority 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, Tennessee, this 10th day of September, 2019.

Amy T. Nelson
Notary Signature

My commission expires 11/10/2019

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