Karen Johnson Davidson County
Batch# 365463 DEEDWARRSP
03/02/2020 08:32:30 AM 3 pgs
Fees: $18.00 Taxes: $3,107.63
20200302-0022737

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $839,900.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE February 28, 2020.

(Affix Seal) Notary Public

My Commission Expires: 12-5-2020

KATHLEEN HALE MCCLELLAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 12-05-2020

2020-1034-1

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#:
James Robert Moseley III and Dayna Curtis Moseley 1495B Woodmont Boulevard Nashville, TN 37215	NEW OWNERS	Map/Parcel 117 12 0U 002.00

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 **James Robert Moseley, III and Dayna Curtis Moseley, 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:

Being Unit B of the Townhomes at 1495 Woodmont Boulevard, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Townhomes at 1495 Woodmont Boulevard, a Horizontal Property Regime with Private Elements, pursuant to Tennessee Code Annotated §66-27-103(b) of record as Instrument No. 20160317-0025481, Register's Office for Davidson County, Tennessee to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Townhomes at 1495 Woodmont Boulevard, a Horizontal property Regime with Private Elements, contained in said Declaration, the plat filed at Exhibit "C" to said Declaration appearing in Instrument No. 20160317-0025481, 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:

1. Davidson County taxes for the year 2020, a lien not yet due and payable.

2. All matters appearing on the Plan of Block A, Galecrest No. 2 part of Noel's Lands of record in Book 843, page 30, Register's Office for Davidson County, Tennessee.
3. This conveyance is made subject to all the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws and Charter for the administration thereof; and is subject to easements rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including, without limitations all conditions, covenants, restrictions and options, burdens, assessments and other undertaking contained in the Master Deed for Townhomes at 1495 Woodmont Boulevard of record in Instrument No. 20160317-0025481, Register's Office for Davidson County, Tennessee.
4. Assignment of Developer's Rights of record in Instrument No. 20170808-0081265, Register's Office for Davidson County, Tennessee.
5. Subject to the encroachment of a portion of neighbor's driveway and shed along the West boundary line of the subject property herein described and to the potential rights and claims of the owner of said adjacent property.

This is IMPROVED property known as 1495B 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 our hands this 28th day of February, 2020:

Carolyn Francis, Secretary / Treasurer

Carolyn Francis, Secretary/Treasurer

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

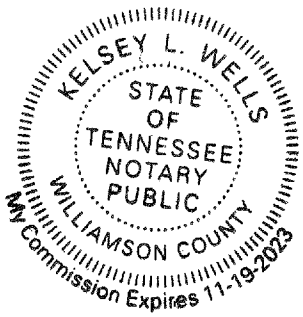
Before me, the undersigned authority of the state and county mentioned, personally appeared Carolyn Francis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Secretary/Treasurer of Barlow Builders, LLC, the within named bargainor, a Limited Liability Company, and that such Carolyn Francis as such Secretary/Treasurer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Secretary/Treasurer.

Witness my hand, at office, this 28th day of February, 2020.

Kelsey L. Wells

Notary Signature

My commission expires: 11-19-2023



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: 10/29/2023

Amy T. Nelson

