BILL GARRETT, Davidson County
Trans:T20120080766 DEEDWARR
Recvd: 10/24/12 11:38 2 pgs
Fees:13.00 Taxes:2745.69

20121024-0097488

WARRANTY DEED

25692

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $742,079.00.

Jordan Chase
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE DAY OF October, 2012.

(Affix Seal) Notary Public

My Commission Expires: 3/18/14

DAWN D. CHASE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

BRENDA FRANKS HALE
HALE AND HALE, PLC
231 PUBLIC SQUARE, SUITE 312
FRANKLIN, TN 37064

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Connie Jo Powless		
1739 Glen Echo Rd	SAME	Map and Parcel 117150G01000CO
Nashville, TN 37215		

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 CONNIE JO POWLESS, 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:

A certain tract or parcel of land situated in Davidson County, Tennessee, and being more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot 10, First Revision, The Glen Echo, as shown on plat of record in Instrument No. 20071102-0129357, in the Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more particular description of said property.

BEING the same property conveyed to Barlow Builders by Warranty Deed from Anchor Investments, LLC, a Tennessee limited liability company, of record in Instrument No. 20110330-0024373, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

a. All matters appearing on the Plan of The Glen Echo, First Revision, of record in Plat Book 1424, page 52, and Instrument No. 20071102-0129357, Register's Office for Davidson County, Tennessee.
b. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument No. 200770126-0010692, as amended by First Amendment in Instrument No. 20070726-0088889 and by Second Amendment in Instrument No. 20080423-0041434 and Third Amendment in Instrument No. 20100126-0006580 and Fourth Amendment in Instrument No. 20100407-0026268 and as affected by Assignment and Assumption Agreement recorded in Instrument No. 20091221-0115873, Register's Office for Davidson County, Tennessee.
c. Charter of Glen Echo Homeowner's Association of record in Instrument No. 20070129-0011476, said Register's Office.
d. Stormwater Detention Agreement of record in Instrument No. 20060920-0116531; 20061017-0128854; 20070312-0029675; and 20091221-0115873, Register's Office for Davidson County, Tennessee.
e. Conveyance of Open Space to the Homeowner's Association of record in Instrument No. 20091221-0115870, said Register's Office.
f. Covenants, Conditions and Restrictions recorded in Book 1542, page 340, Book 1577, page 467 and Book 1577, page 469, Register's Office for Davidson County, Tennessee.

This is (X) improved property known as 1739 Glen Echo Road, Nashville, Tennessee 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 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 further covenants and binds itself, its successors and representatives, 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/our hand(s) this 16 day of October, 2012:

BARLOW BUILDERS, LLC

By: _____
Austin B. Pennington, Chief Manager

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Austin B. Pennington, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Chief Manager of Barlow Builders, LLC, the within bargainor, a limited liability company, and that he as such Chief Manager, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the company, by himself as such Chief Manager.

Witness my hand this 16 day of October, 2012, in Franklin, Tennessee.

_____
Notary Public

My Commission Expires: 4/26/2013

BRENDA FRANKS HALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires April 28, 2013