File No. 130925

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130088370 DEEDWARR
Recvd: 10/14/13 09:55 2 pgs
Fees:13.00 Taxes:1757.50
20131014-0107161

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $475,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF OCTOBER, 2013.

Notary Public

MY COMMISSION EXPIRES: 11/15/15
(AFFIX SEAL)

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

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Austin B. Pennington	Same as new owner	117 03 0N 002.00 CO
(NAME)	(NAME)	
2736 Sharondale Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, JRJR, a Tennessee general partnership composed of The Bacon Group, Inc., a Tennessee corporation and FHL, L.L.C., a Tennessee limited liability company, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Austin B. Pennington, an unmarried man, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 2736 of Sharonwood Townhomes, as established by Declaration of Covenants, Conditions and Restrictions Establishing a Planned Unit Development with Private Elements, of record in Instrument No. 20060516-0057032, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more particular description.

Being a portion of the same property conveyed to JRJR, a Tennessee General Partnership composed of The Bacon Group, Inc., a Tennessee corporation and FHL, L.L.C., a Tennessee limited partnership, by quitclaim deed from Richard Bacon, dated August 3, 2004 and recorded on August 6, 2004 in Instrument No. 20040806-0095045, Register's Office, Davidson County, Tennessee.

Subject to all matters shown on the Final Plat of Sharondale Court Subdivision of record in Instrument No. 20040701-0078406, said Register's Office.

Declaration of covenants, conditions and restrictions establishing a planned unit development with private elements of Sharonwood Townhomes and amendment to void vacate and supersede all documents previously recorded to create a planned unit development for the Sharonwood Condominiums of record in Instrument No. 20060516-0057032, said Register's Office.

Charter in Instrument No. 20060426-0047595, amended in Instrument No. 20060516-0057033, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 2736 Sharondale Court, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs 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 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.

File No. 130925
Witness my hand this 10th day of October, 2013.

JRJR, a Tennessee General Partnership

By: The Bacon Group, Inc., a Tennessee corporation,
General Partner
By: _____
Richard Bacon, President

By: FHL, L.L.C., a Tennessee limited liability
company, General Partner
By: _____
Randall S. Hearon, Chief Manager

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said County and State, Richard Bacon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of The Bacon Group, Inc., a Tennessee corporation, a general partner of JRJR, a Tennessee general partnership, the within named bargainor, and that he in such capacity, and on behalf of the said corporation, and on behalf of the corporation in its capacity as general partner of JRJR, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself in such capacity.

Witness my hand and official seal this 10th day of October, 2013.

Commission expires:

_____
Notary Public

STEVEN G. WATERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-14-2016

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said County and State, Randall S. Hearon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Chief Manager of FHL, L.L.C., a Tennessee limited liability company, a general partner of JRJR, a Tennessee general partnership, the within named bargainor, and that he in such capacity, and on behalf of the said limited liability company, and on behalf of the limited partnership in its capacity as general partner of JRJR, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself in such capacity.

Witness my hand and official seal this 10th day of October, 2013.

Commission expires:

_____
Notary Public

STEVEN G. WATERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-14-2016