BILL GARRETT, Davidson County
Trans:T20140076108 DEEDWARR
Recvd: 10/08/14 12:39 2 pgs
Fees:13.00 Taxes:888.00
20141008-0093347

WHITNEY LEHMAN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$240,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of October, 2014

Notary Public

MY COMMISSION EXPIRES: 3/14/16

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Trace Construction, Inc.	New Owner	Part of 1171500640
(NAME) 1804 Williamson Court	(NAME)	
(ADDRESS) Brentwood, TN 37027	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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,

BARLOW GLEN JOINT VENTURE,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

TRACE CONSTRUCTION, INC.,

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 Lot Number 7 as shown on the Final Plat Of Barlow Glen Subdivision, of record in Instrument Number 20140528-0045612, Register's Office of Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to Barlow Glen Joint Venture by deed from Robert Hunt Schwartz, Barbara Ann Schwartz Newman, Jody Schwartz Folk, F/K/A Irene Josephine Fowlkes Schwartz, and also F/K/A Irene Josephine Fowlkes, Bill Bennett A/K/A William Randall Bennett, and Ralph Dillard Bennett, Jr., recorded on June 18, 2013, of record in Instrument Number 20130618-0062083, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☒

This is improved ☐ property, known as Lot 7 Barlow Glen, 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

Witness our hands this 3rd day of October, 2014.

Barlow Glen Joint Venture

By: _____
Austin Pennington, President of Barlow Builders, LLC, Partner

By: _____
J. Trent Lehman, Authorized Agent of Investment Properties, LLC, Member of Tuscany Properties, LLC, Partner

By: _____
Lindsay Butler, President of Trace Construction, Inc., Member of Tuscany Properties, LLC, Partner

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Austin Pennington** with whom I am personally acquainted, and who upon oath acknowledged him/herself to be the President of Barlow Builders, LLC, Partner of **BARLOW GLEN JOINT VENTURE**, and being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the **BARLOW GLEN JOINT VENTURE** by him/herself as President of Barlow Builders, LLC, Partner.

Witness my hand and official seal at on this 3rd day of October, 2014.

WHITNEY LEHMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Commission expires: March 14, 2016

Notary Public

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **J. Trent Lehman** with whom I am personally acquainted, and who upon oath acknowledged him/herself to be the Authorized Agent of Investment Properties, LLC, Member of Tuscany Properties, LLC, Partner of **BARLOW GLEN JOINT VENTURE**, and being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the **BARLOW GLEN JOINT VENTURE** by him/herself as Authorized Agent of Investment Properties, LLC, Member of Tuscany Properties, LLC, Partner.

Witness my hand and official seal at on this 3rd day of October, 2014

WHITNEY LEHMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Commission expires: March 14, 2016

Notary Public

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared, **Lindsay Butler** with whom I am personally acquainted, and who upon oath acknowledged him/herself to be the President of Trace Construction, Inc., Member of Tuscany Properties, LLC, Partner of **BARLOW GLEN JOINT VENTURE**, and being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the **BARLOW GLEN JOINT VENTURE** by him/herself as President of Trace Construction, Inc., Member of Tuscany Properties, LLC, Partner.

Witness my hand and official seal at on this 3rd day of October, 2014

WHITNEY LEHMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Commission expires: March 14, 2016

Notary Public