BILL GARRETT, Davidson County
Trans:T20140082076 DEEDWARR
Recvd: 10/31/14 09:12 5 pgs
Fees:28.00 Taxes:740.00
20141031-0100404

WARRANTY DEED

26886

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 29th DAY OF OCTOBER, 2014.

(Affix Seal) Notary Public

My Commission Expires: 11/15/2015

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

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#:
Music City Investments, LLC	New Owner	
3350 Players Club Drive, Suite 130		Map/Parcel 117 150 X001 CO. (Lot 1)
Memphis, TN 38125		

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 GLEN JOINT VENTURE, a Tennessee Joint Venture, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto MUSIC CITY INVESTMENTS, LLC, a Tennessee limited liability company, hereinafter called the GRANTEE, its successors 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. 1 on the Plan of Barlow Glen, of record in Instrument No. 20140528-0045612, 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 Glen Joint Venture, a Tennessee Joint Venture, by Warranty Deed dated June 17, 2013 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. of record in Instrument No. 20130618-0062083, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

a. Davidson County taxes for the year 2014 are a lien against said property and are due and payable. Said taxes have been prorated between the parties as of the date of this instrument. Map/Parcel Map/Parcel 117 150 X001 CO. (Lot 1)
b. All matters appearing on the Plan of Barlow Glen Subdivision, of record in Plat Book 20140528-0045612, Register's Office for Davidson County, Tennessee.
c. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument No.20140521-0043884, Register's Office for Davidson County, Tennessee.
d. Stormwater Facilities and Systems Agreement of record in Instrument No. 20130620-0063122, Register's Office for Davidson County, Tennessee.
e. Charter for Barlow Glen Homeowners' Association of record in Instrument No. 20131106-0115329.

This is UNIMPROVED property known as 416 Glen West Drive, 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, its successors 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 does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 27 day of OCTOBER, 2014:

Barlow Glen Joint Venture, a Tennessee Joint Venture

BY: Barlow Builders, LLC, Joint Venture Partner

By: _____
Austin Pennington, Chief Manager

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and County mentioned, 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 the Chief Manager of Barlow Builders, LLC, a limited liability company, a Venture Partner of Barlow Glen Joint Venture, the within named bargainor, and that he as such Chief Manager, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as Chief Manager of Barlow Builders, LLC, a Joint Venture Partner of Barlow Glen Joint Venture.

Witness my hand, at office, this 29th day of OCTOBER, 2014.

Amy T. Nelson
Notary Public

My commission expires: 1/15/2015

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

By: Tuscany Properties, LLC, Joint Venture Partner

By: Investment Properties, LLC

By: _____
J. Kevin Hyneman, Chief Manager

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned authority, a Notary Public of the State and County mentioned, personally appeared J. Kevin Hyneman, 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 (or other officer authorized to execute the instrument) of Investment Properties, LLC, a limited liability company , a member of Tuscany Properties, LLC, which is a Venture Partner of Barlow Glen Joint Venture, the within named bargainor, and that he as such Chief Manager, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as Chief Manager of Investment Properties, LLC., a member of Tuscany Properties, LLC which is a Joint Venture Partner of Barlow Glen Joint Venture.

Witness my hand, at office, this 29th day of OCTOBER, 2014.

_____
Notary Public

My commission expires: 11/15/2015

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

By: Trace Construction, Inc.

By: _____
Lindsay T. Butler, President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Lindsay T. Butler, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of Trace Construction, Inc., a Tennessee corporation, a member of Tuscany Properties, LLC, which is a Joint Venture Partner of Barlow Glen Joint Venture, the within bargainor, and that he as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation, by himself as such President of Trace Construction, Inc., a member of Tuscany Properties, LLC which is a Joint Venture Partner of Barlow Glen Joint Venture.

Witness my hand, at office, this 29th day of OCTOBER, 2014:

_____
Notary Public

My commission expires: 7-18-2016

TARA L. VOSS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-18-2016