Davidson County DEEDQC
Recvd: 12/02/14 13:26 5 pgs
Fees:28.00 Taxes:451.96
20141202-0110446

QUITCLAIM DEED

26970

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $122,151.99.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 26th DAY OF NOVEMBER, 2014.

(Affix Seal) Notary Public

My Commission Expires: 4-8-17

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#
Austin B. Pennington	Same	117-15-0X-005.00CO
1804 Williamson Court, Suite 107		
Brentwood, TN 37027		

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 all of its right, title, and interest unto AUSTIN B. PENNINGTON, unmarried, hereinafter called the GRANTEE, his heirs and assigns, in and to 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. 5 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 part of the same property conveyed to Barlow Glen Joint Venture, a Tennessee Joint Venture, by Warranty 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. of record in Instrument No. 20130618-0062083, Register's Office for Davidson County, Tennessee.

This is UNIMPROVED property known as: Lot 5, Barlow Glen, AKA 432 Glen West Drive, Nashville, TN 37215

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 26th day of November, 2014:

Barlow Glen Joint Venture, a Tennessee Joint Venture

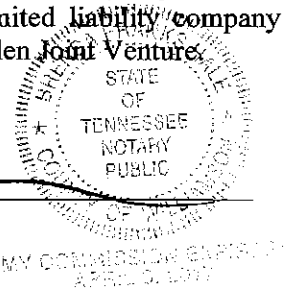
BY: Barlow Builders, LLC, Joint Venture Partner

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 26th day of November, 2014.



Notary Public

My commission expires: 4-8-17

By: Tuscany Properties, LLC, Joint Venture Partner

By: Investment Properties, LLC

By: _____
J. Kevin Hyneman, Chief Manager

STATE OF TENNESSEE
COUNTY OF Shelby

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 26th day of November, 2014.

_____
Notary Public

My commission expires:
My Commission Expires:
January 28, 2015

KAREN E. SEGRAVES
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

By: Trace Construction, Inc.

By: Tara L. Voss Authorized Agent
Tara L. Voss, Authorized Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Tara L. Voss, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Authorized Agent 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 she as such Authorized Agent, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation, by herself as such Authorized Agent 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 26 day of November, 2014:

Notary Public

My commission expires: 4-8-17

STATE OF TENNESSEE NOTARY PUBLIC

MY COMMISSION EXPIRES: APRIL 8, 2017

I, Brenda Franks Hale, 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.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Amy T. Nelson, a notary public for this county and state, (name of person making certification) Brenda Franks Hale who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

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

MY COMMISSION EXPIRES: 11-15-2015.

Notary's Seal (If on paper)

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subdivision (2).