Bill Garrett Davidson County
Batch# 44820 DEEDQC
01/05/2018 11:54:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20180105-0001764

QUITCLAIM DEED

28484

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 4th DAY OF JANUARY, 2018.

(Affix Seal) Notary Public

My Commission Expires: 11/10/2019

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
198 EAST MAIN STREET, STE 200
FRANKLIN, TN 37064

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Beazer Homes, LLC 501 Corporate Center Drive Suite 180, Two Meridian Building Franklin, TN 37067	New Owner	Map/Parcel 141-00-0-088.00

For and in consideration of the sum of $1.00 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

By these presents does remise, release and quitclaim unto

BEAZER HOMES, LLC, A DELAWARE LIMITED LIABILITY COMPANY

all of its right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

SEE ATTACHED EXHIBIT "A"

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 hand this 4th day of January, 2018.

BARLOW BUILDERS, LLC,
a Tennessee limited liability company

By: _____
Austin B. 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 Chief Manager (or other officer authorized to execute the instrument) of Barlow Builders, LLC, the within named bargainor, a Tennessee limited liability company, and that 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 (or other authorized officer).

Witness my hand and official seal, this 4th day of January, 2018.

_____
Notary Public

My commission expires: 11/10/2019



EXHIBIT A
LEGAL DESCRIPTION OF PROPERTY

A TRACT OF LAND LYING IN THE 22ND COUNCILMANIC DISTRICT OF METROPOLITAN NASHVILLE AND DAVIDSON COUNTY, TENNESSEE. BEING BOUNDED ON THE NORTH BY COLEY DAVIS ROAD, ON THE EAST BY THE STATE OF TENNESSEE PROPERTY, ON THE SOUTH BY SOMERSET FARMS HOMEOWNERS ASSOCIATION, INC., AND ON THE WEST BY HARPETH SPRINGS OFFICE CONDOMINIUMS, AND BEING MORE PARTICULARLY DESCRIBED PURSUANT TO THAT CERTAIN ALTA/NSPS LAND SURVEY DATED JUNE 9, 2017, LAST REVISED AUGUST 14, 2017, BY JAMES TERRY & ASSOCIATES, JAMES TERRY TN R.L.S. 2287, AS FOLLOWS:

BEGINNING AT AN IRON ROD (SET) IN THE SOUTHERLY RIGHT-OF-WAY LINE OF COLEY DAVIS ROAD, SAID IRON ROD BEING THE NORTHEASTERLY PROPERTY CORNER OF LOT 1 ON THE FINAL PLAT OF HARPETH SPRINGS (INSTRUMENT NO. 20031105-0162146, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE), AND THE NORTHWESTERLY PROPERTY CORNER OF THE HEREIN DESCRIBED TRACT; THENCE,

1. WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF COLEY DAVIS ROAD, NORTH 60 DEGREES 00 MINUTES 16 SECONDS EAST, 594.02 FEET TO A CONCRETE MONUMENT (FOUND) AT THE NORTHWESTERLY PROPERTY CORNER OF THE STATE OF TENNESSEE (NO DEED OF RECORD); THENCE,
2. LEAVING THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID COLEY DAVIS ROAD AND WITH THE WESTERLY PROPERTY LINE OF SAID STATE OF TENNESSEE, SOUTH 10 DEGREES 57 MINUTES 27 SECONDS EAST, 649.27 FEET TO AN IRON ROD (FOUND) AT THE NORTHEASTERLY PROPERTY CORNER OF SOMERSET FARMS HOMEOWNERS ASSOCIATION, INC. (INSTRUMENT NO. 200001204-0118884, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE); THENCE,
3. WITH THE NORTHERLY PROPERTY LINE OF SAID SOMERSET FARMS HOMEOWNERS ASSOCIATION, INC., IN PART, NORTH 83 DEGREES 58 MINUTES 57 SECONDS WEST, 468.77 FEET TO AN IRON ROD (SET) AT THE SOUTHEASTERLY PROPERTY CORNER OF THE AFOREMENTIONED LOT 1 OF HARPETH SPRINGS; THENCE,
4. WITH THE EASTERLY PROPERTY LINE OF SAID LOT 1 OF HARPETH SPRINGS, NORTH 30 DEGREES 30 MINUTES 46 SECONDS WEST, 338.14 FEET TO THE POINT OF BEGINNING AND CONTAINING 245,977 SQUARE FEET OR 5.65 ACRES, MORE OR LESS, AS CALCULATED BY THE ABOVE COURSES AND DISTANCES WHICH WERE WITHIN THE PRECISION REQUIREMENTS OF AN ALTA/NSPS LAND TITLE SURVEY OF 2016.

BEING THE SAME PROPERTY CONVEYED TO BARLOW BUILDERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, BY DEED FROM OLDSMITH, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, OF RECORD IN INSTRUMENT NO. 20160601-0055036, DATED MAY 31, 2016, SAID REGISTER'S OFFICE.

CERTIFICATE OF AUTHENTICITY

I, Kathleen Hale McClellan, 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.

Kathleen Hale McClellan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before, Alice J. Stewart, a Notary Public for this County and State, Kathleen Hale McClellan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 4/11/2020

Alice J. Stewart

