WARRANTY DEED

ASPEN-H11117

STATE OF Tennessee
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $184,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 24 DAY OF October, 2011.

(Affix Seal) Notary Public

My Commission Expires:

RHONDA M. SCHNEIDER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES: June 22, 2015

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
J. Miller Enterprises, LLC, a Tennessee limited liability company d/b/a Aspen Construction Group	SAME	104.01-0-211.00
4007 Nebraska Ave.		
Nashville, TN 37209		

BILL GARRETT, Davidson County
Trans:T20110071914 DEEDWARR
Recvd: 11/15/11 08:29 4 pgs
Fees:23.00 Taxes:680.80
20111115-0089015

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, DIXIE LEE PARMAN, TRUSTEE U/D/A MARCH 11, 2002 OF THE DIXIE LEE PARMAN REVOCABLE LIVING TRUST AGREEMENT, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **J. Miller Enterprises, LLC, a Tennessee limited liability company d/b/a Aspen Construction Group**, hereinafter called the Grantee(s), their heirs 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 the easterly part of Lots 101, 102 and 103 on the Plan of West Grove, as of record in Book 421, page 109, Register's Office for Davidson County, Tennessee.

Said part of said lots fronts 60 feet, more or less, on the northerly margin of Nebraska Avenue, as measured along a slight curve, and runs back between lines 155.5 feet, more or less, on the westerly line and 173 feet on the easterly line, along the westerly margin of 38th Avenue North, to the southerly line of lot No. 100, measuring 60 feet thereon.

Being the same property conveyed Dixie Lee Parman, Trustee U/D/A March 11, 2002 of the Dixie Lee Parman Revocable Living Trust Agreement and any Successors in Trust by Deed from Dixie Lee Burcham, Individually recorded March 13, 2002 in Instrument # 20020313-0031528, Register's Office for Davidson County, Tennessee.

Dixie Lee Parman having since died. ★

( ) unimproved
This is (X) improved property known as 3800 Nebraska Avenue, Nashville, Tennessee 37209.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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 my/our hand(s) this 24 day of October, 2011 :

★ Patricia Marie Powers and Elisha Blantford Turner signing as Co-Trustees and Individually as Beneficiaries and Samantha Jane Austin and Maggie Marie Fox as Beneficiaries as Stated in Trust.

Patricia Marie Powers, Co-Trustee
Patricia Marie Powers, as Co-Trustee

Patricia Marie Powers, Individually

Elisha Blantford Turner
Elisha Blantford Turner, as Co-Trustee

Elisha Blantford Turner, Individually

Samanatha Jane Austin
Samanatha Jane Austin

Cheryl Wells POA
Maggie Marie Fox
Maggie Marie Fox by Cheryl Wells, POA

STATE OF TN
COUNTY OF Sumner

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the undersigned, **Patricia Marie Powers**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the **Co-Successor Trustee of The Dixie Lee Parman Revocable Living Trust Agreement** being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Trust as Co Trustee

Witness my/our hand(s) this ____ day of _____, 2011.

Notary Public

My Commission Expires:_____

RHONDA M. SCHNEIDER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

MY COMMISSION EXPIRES:
June 22, 2015

STATE OF TN
COUNTY OF Sumner

Personally appeared before me, the undersigned, A Notary Public in and for said County and State, the within named **Patricia Marie Powers**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the with instrument for the purposes therein contained. Witness my hand and official seal at Sumner County, Tennessee, this 4 day of Oct, 2011.

Notary Public

My Commission Expires: _____

RHONDA M. SCHNEIDER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

MY COMMISSION EXPIRES:
June 22, 2015

STATE OF _____

COUNTY OF _____

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the undersigned, **Elisha Blantford Turner**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the **Co-Successor Trustee of The Dixie Lee Parman Revocable Living Trust Agreement** being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the _____ as _____.

Witness my/our hand(s) this ____ day of _____, 2011.

See attached Acknowledgement

Notary Public

My Commission Expires:_____

MTM 10-19-11

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, A Notary Public in and for said County and State, the within named **Elisha Bluntford Turner**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the with instrument for the purposes therein contained. Witness my hand and official seal at _____ County, Tennessee, this _____ day of _____, 2011.

See attached Acknowledgement
Notary Public
MTM 10-19-11

My Commission Expires: _____

STATE OF TN
COUNTY OF Sumner

Personally appeared before me, the undersigned, A Notary Public in and for said County and State, the within named **Samantha Jane Austin**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the with instrument for the purposes therein contained. Witness my hand and official seal at Sumner County, Tennessee, this 21 day of Oct 2011.

Notary Public

My Commission Expires: 6-11-2014

RHONDA M. SCHNEIDER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES: June 22, 2015

STATE OF CA
COUNTY OF Kern

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Cheryl Wells**, with whom I am personally acquainted, (or proven to me on basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Maggie Marie Fox**, and who acknowledged that he/she executed the same as the free act and deed as power of attorney of the said **Maggie Marie Fox** for the purposes therein described.

Witness my hand and official seal at Kern County, ~~TN~~ CA this 18 day of oct, 2011.

Michele Cuba
Notary Public

My Commission Expires: 6/11/2014

State of California, County of Kern
Subscribed and sworn to (or affirmed) before me on this 18 day of oct, 20 11, by Cheryl L. Wells, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature: Michele Cuba

MICHELE CUBA
COMM. #1892278
NOTARY PUBLIC - CALIFORNIA
KERN COUNTY
My Comm. Exp. June 11, 2014

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

State of California
County of Santa Barbara }

On Oct 19 2011 (Date) before me, Marie T. Martin, Notary Public (Here Insert Name and Title of the Officer),
personally appeared Elisha Blantford Turner (Name(s) of Signer(s)),

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(~~ies~~), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: Marie T Martin (Signature of Notary Public)

MARIE T. MARTIN
Commission # 1915804
Notary Public - California
Santa Barbara County
My Comm. Expires Dec 7, 2014

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Warranty Deed
Document Date: October 19, 2011 Number of Pages: 1
Signer(s) Other Than Named Above: /

Capacity(ies) Claimed by Signer(s)

Signer's Name: Elisha Blantford Turner	Signer's Name:
☐ Corporate Officer — Title(s):	☐ Corporate Officer — Title(s):
☐ Individual	☐ Individual
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact	☐ Attorney in Fact
☑ Trustee	☐ Trustee
☐ Guardian or Conservator	☐ Guardian or Conservator
☑ Other: Bargainor	☐ Other:
Signer Is Representing:	Signer Is Representing:
RIGHT THUMBPRINT OF SIGNER — Top of thumb here	RIGHT THUMBPRINT OF SIGNER — Top of thumb here

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