WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130031994 DEEDWARR
Recvd: 04/18/13 13:55 2 pgs
Fees:13.00 Taxes:1165.50

20130418-0038752

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00

Jeanan Mills Stuart conservator
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of April, 2013.

Notary Public

MY COMMISSION EXPIRES: [illegible]

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY DEANIE L. GREGORY

THIS INSTRUMENT WAS PREPARED BY

DEANIE L. GREGORY
ATTORNEY-AT-LAW
GREATER NASHVILLE TITLE
AND CLOSING COMPANY
200 Madison Street
Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Aspen Construction, Inc.	Same As Owner	118050177.00
(NAME)	(NAME)	
8005 Church St E Ste201		
(ADDRESS)	(ADDRESS)	
Brentwood , TN 37027	,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, JEANAN MILLS STUART, AS CONSERVATOR FOR WILMA KNIGHT aka WILMA S. KNIGHT, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ASPEN CONSTRUCTION, INC., HEREINAFTER CALLED THE GRANTEE, ITS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the 7th Civil District of Davidson County, Tennessee, being a part of the Joseph Vaulx Lands and being the east 75 feet of the west 150 feet of the south 170 feet of an unknown tract marked "Craig" on the Map of Section 1, Battlefield Estates of record in Book 843, Page 96 and 97, Register's Office for said County.

Said part of said lot fronts 75 feet on the north side of East Clayton Avenue and runs back between parallel lines parallel to and 75 feet east of Craig Avenue, 170 feet to a dead line.

Being the same property conveyed on December 14, 1967 by Warranty Deed to James Knight and wife, Wilma S. Knight, from James F. Westbrook and wife, Carol Lee Welch Westbrook, of record in Book 4200, Page 700, Register's Office for Davidson County, Tennessee. The said James Knight having since died. By Order dated August 28, 2012 of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, under Case No. 12P-1345, Jeanan Mills Stuart was appointed as Conservator for Wilma Knight. Further Order was entered by said Court on January 8, 2013 authorizing Conservator to sell above real estate at public auction. Further Order was entered by said Court on March 8, 2013 approving Contract For Sale of Real Estate, executed on February 23, 2013, and authorizing said Conservator to execute such documents necessary to transfer title to above property.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2013 AND SUBSEQUENT YEARS; FURTHER SUBJECT TO THOSE MATTERS SET FORTH ON THE MAP OF SECTION 1, BATTLEFIELD ESTATES, OF RECORD IN BOOK 843, PAGES 96 & 97 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND ANY EASEMENTS OR RESTRICTIVE COVENANTS AFFECTING SUBJECT PROPERTY.

unimproved ☐

This is improved ☑ property, known as 850 Clayton Ave., Nashville, TN 37204
(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 GRANTEE, its heirs and assigns forever; and we 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 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, its 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 hand this 16th day of April, 2013.

Jeanan Mills Stuart as Conservator for Wilma Knight aka Wilma S. Knight

Jeanan Mills Stuart as Conservator
for Wilma Knight aka Wilma S. Knight

STATE OF TENNESSEE

* as Conservator for Wilma Knight

COUNTY OF DAVIDSON

On this 16th day of April, 2013, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Jeanan Mills Stuart***, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
March 03, 2013

Deanie L. Gregory
Notary Public, Deanie L. Gregory

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115