WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130090272 DEEDWARR
Recvd: 10/21/13 10:27 2 pgs
Fees:13.00 Taxes:1775.63
20131021-0109514

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $479,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF OCTOBER, 2013.

Notary Public

MY COMMISSION EXPIRES: 5-2-2016 (AFFIX SEAL)

Angela K. Robertson
State of Tennessee
Notary Public
Williamson County

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney
2525 21st Avenue South, 2nd Floor
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ashton Claire Surratt	**Franklin American Mortgage Company**	**P/O 118-6-G-2.00CO**
(NAME)	(NAME)	
902 B Gale Lane	**501 Corporate Centre Drive, Suite 400**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	**Franklin, TN 37067**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Aspen Construction Inc.**, a Tennessee corporation, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ashton Claire Surratt and husband, Merrick Clayton Francis,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit B of Lot 902B on the Plan of the Resubdivision of Lot 77-B according to Plat of 902 Gale Lane Townhomes, of record as Exhibit "C" in the Declaration of Covenants, Conditions and Restrictions for 902 Gale Lane Townhomes, a Horizontal Property Regime with Private Elements pursuant to Tennessee Code Annotated 66-27-103(b) of record in Instrument No. 20130515-0048852, Register's Office for Davidson County, Tennessee, and being a Revision of Lot 77-B on the Plan of Rosebank Park, of record in Plat Book 843, Page 96, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING part of the same property conveyed to Aspen Construction, Inc., a Tennessee Corporation, by Warranty Deed from Beth Hazelwood and husband, Victor Hazelwood, recorded April 3, 2013, in Instrument No. 20130403-0032670, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2013 real property taxes have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 843, Page 96, said Register's Office; (c) Restrictive covenants contained in Instrument No. 20130515-0048852, said Register's Office; Charter filed of record in Instrument No. 20130515-0048851, said Register's Office.

unimproved

This is improved X property, known as **902 B Gale Lane, 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 17th day of October, 2013.

Aspen Construction Inc.

By: Pres.

John Zelenak, President

ACKNOWLEDGMENT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a notary public in and for said County and State, personally appeared, John Zelenak, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged her/himself to be President of Aspen Construction, Inc., (the "Company") the within named bargainor, a Tennessee corporation, and that as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Company by her/himself as President.

Witness my hand and official seal at Nashville, Tennessee this 17th day of October, 2013.

Commission expires:

5-2-2016

Notary Public

Angela K. Robertson
State of Tennessee Notary Public
Williamson County