WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130092131 DEEDWARR
Recvd: 10/28/13 10:35 2 pgs
Fees:13.00 Taxes:869.50
20131028-0111755

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00

Alice J Stewart
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF OCTOBER, 2013.

Notary Public

MY COMMISSION EXPIRES: 4/8/17
(AFFIX SEAL)

BRENDA FRANKS HALE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Aspen Construction, Inc.	NEW OWNER	
(NAME)	(NAME)	104-1-216
8005 Church St., East, Suite 201		
(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 GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **RAYMOND EDWARD TARKINGTON, JR., MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ASPEN CONSTRUCTION, INC., A TENNESSEE CORPORATION,** 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:

BEING Lot No.95 and the northerly 12.5 feet of Lot No.96 on the Map of Part of West Grove Subdivision of record in Book 421, page 109, Register's Office for Davidson County, Tennessee.

SAID Lot No. 95 and part of Lot No. 96 front together 62.5 feet on the westerly margin of 38th Avenue, North, and extend back between parallel lines 160.0 feet to an alley.

Being the same property conveyed to Raymond Edward Tarkington, Jr. by Deed from Christopher A. Jamar of record in Instrument No. 20041119-0139207, said Register's Office.

This not the principal place of residence for Raymond Edward Tarkington, Jr.

This conveyance is subject to (a) 2013 real property taxes; (b) all matters appearing on the plan of record in Book 421, page 109, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 217 38th Ave. N, Nashville, TN 37209
(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 25TH day of October, 2013.

Raymond Edward Tarkington, Jr.

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Raymond Edward Tarkington, Jr. , the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 25 day of October, 2013.

Commission expires:

Notary Public

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 7, 2017