WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20130093646 DEEDWARR
Recvd: 11/01/13 12:03 2 pgs
Fees: 13.00 Taxes: 869.50
20131101-0113602

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF OCTOBER, 2013.

Notary Public

MY COMMISSION EXPIRES: 5/23/16
(AFFIX SEAL)

ALICE J. STEWART NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Aspen Construction, Inc, A Tennessee Corporation	NEW OWNER	103-3-158
(NAME) 8005 Church Street East Suite 201	(NAME)	
(ADDRESS) Brentwood, TN 37027	(ADDRESS)	
(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, **Jorge P. Catasus and Kathleen M. Catasus, husband and wife**, 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 SUCCESSORS 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 Lot No. 707, Block 34, on the Plan of Charlotte Park Co. 1st Addition, as of record in Book 57, Page 103, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jorge P. Catasus and wife, Kathleen M. Catasus by deed from Jorge P. Catasus of record in Inst. No. 200004260041485 Register's Office for Davidson County, Tennessee dated April 1, 2000

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record.

unimproved ☐

This is improved ☒ property, known as **4806 Wyoming Avenue, 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 our hands this 30th of October, 2013.

Jorge P. Catasus by Susan J. Walsh, Attorney in Fact
Jorge P. Catasus
By: Susan J. Walsh, Attorney in Fact

Kathleen M. Catasus by Susan J. Walsh, Attorney in Fact
Kathleen M. Catasus
By: Susan J. Walsh, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Susan J. Walsh with whom I am personally acquainted, and who, upon his/her oath, acknowledged himself/herself to be the Attorney-in-Fact for the within named Jorge P. Catasus and Kathleen M. Catasus and being authorized to act on behalf of said persons he/she executed the foregoing instrument as their free act and for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 30th of October, 2013.

Commission expires:

7-6-15

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 6, 2015

Notary Public