RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20130102125 DEEDWARR
Recvd: 12/05/13 09:11 2 pgs
Fees:13.00 Taxes:1628.00

20131205-0123839

WARRANTY DEED

26353

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $440,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 2nd DAY OF DECEMBER, 2013.

(Affix Seal) Notary Public

My Commission Expires: 8.21.17

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

BRENDA FRANKS HALE
HALE AND HALE, PLC
231 PUBLIC SQUARE, SUITE 312
FRANKLIN, TN 37064

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Griffin S. Dunham		Map/Parcel
1250 Battlefield Drive	**NEW OWNER**	117080P00200CO
Nashville, Tennessee 37215-1602		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged, ASPEN CONSTRUCTION, INC. a Tennessee corporation, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto GRIFFIN SCOTT DUNHAM AND WIFE, GABRAEL DUNHAM, hereinafter called the GRANTEES, 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 unit B of the 1250 Battlefield Drive Townhomes, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 1250 Battlefield Drive Townhomes, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20130411-0035799, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 1250 Battlefield Drive Townhomes, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed at Exhibit "C" to said Declaration appearing in Instrument No. 20130411-0035799, and Bylaws appended thereto as Exhibit "B". said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being part of the same property conveyed to Aspen Construction, Inc., a Tennessee corporation, by Quitclaim Deed from Richard S. Olszewski of record in Instrument No. 20130401-0031440, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

a. Davidson County taxes for the year 2013 are a lien against said property, now due and payable. Said taxes have been prorated between the parties as of the date of this instrument. Map/Parcel 117080P00200CO

b. All matters appearing on the Plan of Galecrest No. 2 Block "G" Subdivision, Section , of record in Plat Book 1424, page 19, Register's Office for Davidson County, Tennessee.
c. Declaration of Covenants, Conditions and Restrictions for 1250 Battlefield Drive Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20130411-0035799, Register's Office for Davidson County, Tennessee.
d. Charter of the 1250 Battlefield Drive Townhomes Association, Inc. of record in Instrument No. 20130411-0035798, Register's Office for Davidson County, Tennessee.
e. All terms, provision and conditions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated.

This is IMPROVED property known as 1250 Battlefield, Nashville, Tennessee 37215

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 the GRANTOR, does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and bind itself, its successors 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 2nd day of December, 2013:

Aspen Construction, Inc.

By: _____ pres
John Zelenak, President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, 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 himself to be the President (or other officer authorized to execute the instrument) of Aspen Construction, Inc., the within named bargainor, a limited liability company, and that such President, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as President.

Witness my hand, at office, this 2nd day of December, 2013:

_____
Notary Public

My commission expires: 4/8/17

BRENDA FRANKS HALE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY