WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130104041 DEEDWARR
Recvd: 12/12/13 15:29 2 pgs
Fees:13.00 Taxes:1683.50

20131212-0125997

26370

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $455,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 11th DAY OF DECEMBER, 2013.

(Affix Seal) Notary Public

My Commission Expires: 3-30-15

TISHA C. BALDWIN NOTARY PUBLIC AT LARGE TENNESSEE DAVIDSON 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#:
Wanda Hogan	Regions Bank, dba Regions Mortgage	Map/Parcel
1252 Battlefield	2050 Parkway Office Circle	117080P00100
Nashville, TN 37215	Birmingham, AL 35244	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, 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 WANDA HOGAN, an unmarried women hereinafter called the GRANTEE, her 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. 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.
b. 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.
c. Charter of the 1250 Battlefield Drive Townhomes Association, Inc. of record in Instrument No. 20130411-0035798, Register's Office for Davidson County, Tennessee.
d. 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 1252 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 GRANTEE, her heirs and assigns forever; and the GRANTOR, does covenant with the said GRANTEE 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 GRANTEE, her 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 this 11th day of December, 2013:

Aspen Construction, Inc.

BY: _____
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 to be the President (or other officer authorized to execute the instrument) of Aspen Construction, Inc., the within named bargainor, a corporation, and that such President, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as President.

Witness my hand, at office this 11th day of December, 2013:

_____
Notary Public

My commission expires: 4/8/17

BRENDA FRANKS HALE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY