ADDRESS NEW OWNER:
Aspen Construction, Inc.

8005 Church Street East, Ste. 201

Brentwood, TN 37027

SEND TAX BILL TO:

NEW OWNER

MAP & PARCEL NOS.:
13209005800

BILL GARRETT, Davidson County
Trans:T20140014795 DEEDWARR
Recvd: 03/04/14 14:09 3 pgs
Fees:18.00 Taxes:1406.00
20140304-0018162

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Janice Walker FKA Janice Totty and Ewell M. Hollis, III** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Aspen Construction, Inc., a Tennessee corporation** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 11 on the map of W.W. Wilkinson's Subdivision of Lots Nos. 32, 33-A, and 33-B in Oak Hill Subdivision No. 1 of record in Book 843, Page 82 and part of Lot No. 34-A on the plan of Oak Hill Subdivision No. 1 in Book 547, Page 49, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to J.W. Erranton and wife, Elizabeth Erranton, by deed of record in Book 5715, Page 559, Register's Office for Davidson County, Tennessee. The said J.W. Erranton died on December 10, 1990, leaving Elizabeth Erranton AKA Elizabeth Love Williams as the surviving tenant by the entirety.

Being the same property conveyed to Janice Totty and Ewell M. Hollis, III, as joint tenants with rights of survivorship, from Elizabeth Erranton, by Quitclaim Deed recorded on March 26, 2002, in Instrument No. 20020326-0036812, Register's Office for Davidson County, Tennessee.

This is property with a common address of **4408 Lealand Lane, Nashville, TN 37215.**

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year being prorated and payment of same being assumed by the Grantees; (2) The Plans of Record in Book 843, Page 82, and Book 547, Page 49, said Register's office and all matters therein; (3) Any and all restrictive covenants and easements of record.

The subject property is conveyed "AS IS."

The Grantors warrant that the subject property is not subject to any marital rights.

Initials

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and Interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 24th day of February, 2014.

X Janice Walker FKA Janice Totty

Janice Walker FKA Janice Totty

X Ewell M. Hollis III

Ewell M. Hollis, III

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Janice Walker FKA Janice Totty,** with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this **28th** day of **February 2014.**

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public
My Commission Expires: My Commission Expires MAR. 7, 2017

STATE OF Virginia
COUNTY OF Arlington

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Ewell M. Hollis, III** , with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 26th day of **February 2014.**

Barbara J. Wheeler

Notary Public
My Commission Expires: 04/30/2014

File No. 1402-041

BARBARA L WHEELER NOTARY PUBLIC 316738 COMMONWEALTH OF VIRGINIA EXP. APR. 30, 2014

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater for this transfer is $380,000.00.

Affiant

Subscribed and sworn before me this 28th day of February, 2014.

Notary Public
My Commission Expires: 5/23/16

ALICE J. STEWART
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
MAY 23, 2016