WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140017801 DEEDWARR
Recvd: 03/17/14 13:35 2 pgs
Fees:13.00 Taxes:1036.00
20140317-0021943

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF MARCH, 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

MY COMMISSION EXPIRES: MAY 23, 2016

THIS INSTRUMENT WAS PREPARED BY
The Closing Company Title & Escrow LLC
8005 Church Street E, Ste 201
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Aspen Construction, Inc.	**Same As Owner**	**Map 118-5**
(NAME) **PO Box 2092**	(NAME)	**Parcel 17.00**
(ADDRESS) **Brentwood, TN 37024**	(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, **TAKES 2 FITNESS II, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ASPEN CONSTRUCTION, INC.,** HEREINAFTER CALLED THE GRANTEES, ITS 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 186 on the Plan of Victoria Place of record in Plat Book 332, page 10, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

Included in this description but specifically excluded therefrom is that portion of land containing 3,000 square feet conveyed to the State of Tennessee by Warranty Deed of record n Book 4862, page 344, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Takes 2 Fitness II, LLC, a Tennessee limited liability company, by Quitclaim Deed from Wilma D. Chupp, dated September 24, 2008, recorded November 13, 2008, of record as Instrument Number 20081113-0112472, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as **3207 Granny White Pike** (House Number) (Street) (P.O. Address) **Nashville, TN** (City or Town) **37204** (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, its successors 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 successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, its successors 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 14th day of March, 2014

Takes 2 Fitness II, LLC

By: _____

Jeffrey Bergholtz, President

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a notary public in and for said County and State, personally appeared, Jeffrey Bergholtz, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of Takes 2 Fitness II, LLC, (the "Company") the within named bargainor, a Tennessee Limited Liability Company, and that as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Company by himself as President.

Witness my hand and official seal at Brentwood, Tennessee this 14th day of March, 2014.

Commission expires:

PAM McBROOM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 20, 2014

_____
Notary Public