WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140022197 DEEDWARR
Recvd: 04/02/14 13:39 2 pgs
Fees:13.00 Taxes:2072.00
20140402-0027398

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$560,000.00.**

Michelle Zilcrak
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF MARCH, 2014..

Pam McBroom
Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

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

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
Jon Corso, Trustee	**Same As Owner**	**118-5-J-2.00CO**
(NAME) **850B Clayton Avenue**	(NAME)	**Out of**
(ADDRESS) **Nashville, TN 37204**	(ADDRESS)	**118-5-177.00**
(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, **ASPEN CONSTRUCTION, INC., A TENNESSEE CORPORATION** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JON CORSO, TRUSTEE OF THE CHAPIN LAND TRUST U/A/D MARCH 28, 2014,** HEREINAFTER CALLED THE GRANTEES, HIS HEIRS 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 Unit B as shown on Exhibit "C" in the Declaration of Covenants, Conditions and Restrictions for 850 Clayton Avenue Townhomes, a Horizontal Property Regime with Private Elements pursuant to Tennessee Code Annotated Section 66-27-103(b), of record in Instrument Number 20130606-0057453, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Aspen Construction, Inc. by Warranty Deed from Wilma Knight aka Wilma S. Knight, dated April 16, 2013, recorded April 18, 2013, of record as Instrument Number 20130418-0038752, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as **850B Clayton Avenue** (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 GRANTEE, his heirs and assigns forever; and we do covenant with the said GRANTEE 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 my hand this 28th day of March, 2014

Aspen Construction, Inc.

By: Pres.

John Zelenak, President

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a notary public in and for said County and State, 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 President of Aspen Construction, Inc., (the "Company") the within named bargainor, a Tennessee corporation, 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 28th day of March, 2014.

Commission expires:

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

Pam McBroom
Notary Public