Davidson County DEEDWARR
Recvd: 04/08/14 09:48 3 pgs
Fees:18.00 Taxes:2072.00
20140408-0029200

31470

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $560,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 7TH DAY OF APRIL, 2014.

(Affix Seal) Notary Public

My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 6, 2017

26327

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#:
Cameron Newbauer and wife, Sarah Newbauer	Prime Lending 18111 Preston Road	Map/Parcel
1231B Battlefield Drive	Suite 900 Dallas, TX 75252	117 080 Q 00200 CO
Nashville, Tennessee 37215		

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., hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto CAMERON NEWBAUER AND WIFE, SARAH NEWBAUER, 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 1231 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 1231 Battlefield Drive Townhomes, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20131009-0106079, 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 1231 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. 20131009-0106079, 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 the same property conveyed to Aspen Construction Inc. by Warranty Deed from Thomas Rucker and wife, Joan Rucker of record in Instrument No. 20130801-0080216, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1. Davidson County taxes for the year 2014 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument. Map/Parcel 117 080 Q 00200 CO.
2. 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.
3. Declaration of Covenants, Conditions and Restrictions for 1231 Battlefield Drive Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20131009-0106079, Register's Office for Davidson County, Tennessee.
4. Charter of the 1231 Battlefield Drive Townhomes Association, Inc. of record in Instrument No. 20131014-0107156, Register's Office for Davidson County, Tennessee.
5. All terms, provision and conditions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-103, et seq. of the Tennessee Code Annotated.

This is IMPROVED property known as 1231-B Battlefield Drive, 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 7th day of April, 2014:

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 Tennessee 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 7th day of April, 2014.

Notary Public

My commission expires: 4/8/17

BRENDA FRANKS HALL
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
APRIL 8, 2017

True Copy Certification

I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, ELIZABETH J. SMITH, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

