# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140030356 DEEDWARR
Recvd: 05/02/14 13:48 2 pgs
Fees:13.00 Taxes:2129.48
20140502-0037498

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$575,536.00.**

Steven B. Voisard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF APRIL, 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 |
|---|---|---|
| **Walter B. Voisard, II** | **Fidelity Bank Mortgage** | **117-8-Q-1.00CO** |
| (NAME) **1231A Battlefield Drive** | (NAME) **PO Box 105075** | **Out of** |
| (ADDRESS) **Nashville, TN 37215** | (ADDRESS) **Atlanta, GA 30348** | **117-8-263.00** |
| (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 **WALTER B. VOISARD, II, UNMARRIED AND STEVEN B. VOISARD AND WIFE, MEELING L. VOISARD,** HEREINAFTER CALLED THE GRANTEES, THEIR 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 A as shown on Exhibit "C" in the Declaration of Covenants, Conditions and Restrictions for 1231 Battlefield Drive Townhomes, a Horizontal Property Regime with Private Elements pursuant to Tennessee Code Annotated Section 66-27-103(b), of record in Instrument Number 20131009-0106079 and being a revision of Lot No. 42 on the Map of Galecrest Subdivision, No. 2, Block "G" of record in Book 1424, page 19, Register's Office for Davidson County, Tennessee.**

**Being a portion of the same property conveyed to Aspen Construction, Inc. by Warranty Deed from Thomas Rucker and wife, Joan Rucker, dated July 31, 2013, recorded August 1, 2013, in Instrument Number 20130801-0080216, Register's Office for Davidson County, Tennessee.**

unimproved ☒
This is improved ☐ property, known as **1231A Battlefield Drive Nashville, TN 37215**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

This conveyance is made subject to all conditions easements; and all other matters of record in the Register's Office for Davidson County Tennessee, including but not limited to (a) 2014 real property taxes have been prorated and assumed by the buyer; (b) all matters appearing on the plan of record in Instrument Number 20131009-0106079 and Book 1424, page 19, said Register's Office and (c) Restrictive covenants contained in Instrument Number 20131009-0106079 said Register's Office; (d) Charter of record in Instrument Number 20131014-0107156, said Register's Office.

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 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 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** 30th day of April, 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 30th day of April, 2014.

Commission expires:




Notary Public