WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140030376 DEEDWARR
Recvd: 05/02/14 14:05 3 pgs
Fees:18.00 Taxes:4144.00
20140502-0037519

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,120,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF APRIL, 2014.

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
Premier Escrow, LLC, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Aspen Construction, Inc.	New Owner	
(NAME) P.O. Box 2092	(NAME)	118-9-180
(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, **AI DEVCO, 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., A TENNESSEE CORPORATION,** 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:

SEE ATTACHED EXHIBIT "A"

This conveyance is subject to (a) 2014 real property taxes; (b) easement of record in Book 3958, page 188, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 3400 Lealand Ln., Nashville, TN 37204

(House Number) (Street) (P.O. Address) (City or Town) (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, 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.

AI Devco, LLC

By: _____

Micah A. Lacher, President

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Micah A. Lacher, 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 AI Devco, LLC the within named bargainor, a limited liability company and that he as such President, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as President.

Witness my hand and official seal at Nashville, Tennessee this 30th day of April, 2014.

Commission expires:

_____

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV 3, 2015

EXHIBIT A

Tract No. I:
Being parts of Lots 20 and 21, on the Plan of Oscar F. Noel's Estate called Noelton, not of record described as follows:

Beginning on the southerly margin of Noelton Lane, at the northeast corner of the property conveyed to John Ira Dodson and wife, by deed from Walter M. Williams and wife, in Book 3402, page 577, said Register's Office; thence with the southerly margin of Noelton Lane, easterly 103 feet; thence southerly 202-1/2 feet; thence westerly 109 feet to said Dodson's southeast corner; thence with Dodson's eastern boundary line, northerly 202-1/2 feet to the beginning.

Tract No. II:
Being part of Lot No. 20 on the Plan of Oscar F. Noel's Estate, east of the Granny White Pike, called Noelton, not of record, described according to a survey made by W. B. Southgate, Surveyor, September 19, 1932, as follows:

Beginning at the southeast corner of Lealand Lane and Noelton Lane, formerly Fifth Street; thence with the easterly margin of Lealand Lane, South 11 degrees West 202-1/2 feet to the northwest corner of the property conveyed to Thomas M. Holt and wife, by deed from Mackie Parrish Williams and husband in Book 971, page 446; thence with the northerly line of said Holt's property, South 84 degrees East 208 feet to a point 32 feet west of the westerly line of Lot 21; thence North 11 degrees East 202-1/2 feet to the southerly margin of Noelton Lane; thence with said Land, North 84 degrees West 208 feet to the beginning.

Being part of the same property conveyed to AI Devco, LLC, a Tennessee limited liability company by Deed from Clifford O. Richmond dated March 18, 2014 of record in Instrument No. 20140318-0022500, said Register's Office.