WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140032242 DEEDWARR
Recvd: 05/09/14 10:23 2 pgs
Fees:13.00 Taxes:2260.75

20140509-0039755

26342

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $611,012.89.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 8th DAY OF MAY, 2014.

(Affix Seal) Notary Public

My Commission Expires:

DOUGLAS S. HALE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES: JANUARY 21, 2018

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#:
Adam Scott Pitts	New Owner	Map/Parcel
217 38th Avenue North		104010216.00
Nashville, TN 37209		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, ASPEN CONSTRUCTION, INC., a Tennessee corporation hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto ADAM SCOTT PITTS, unmarried hereinafter called the GRANTEE, his 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 Lot No. 95 and the northerly 12.5 feet of Lot No. 96, on the Map of Part of West Grove Subdivision of record in Book 421, page 109, Register's Office for Davidson County, Tennessee.

Said Lot No. 95 and part of Lot No. 96 front together 62.5 feet on the westerly margin of 38th Avenue, North, and extend back between parallel lines 160.0 feet to an alley.

Being the same property conveyed to Aspen Construction, Inc., a Tennessee corporation, by Warranty Deed from Raymond Edward Tarkington, Jr., married, of record in Instrument No. 20131028-0111755, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1. Davidson County and City of Nashville 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, with GRANTOR paying its prorata part thereof to GRANTEE, who will be responsible for payment of said taxes when they become due and payable. Map/Parcel 104 01 0 216.00
2. All matters appearing on the Plan of West Grove Subdivision, of record in Plat Book 421, page 109, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 217 38th Avenue North, Nashville, Tennessee 37209

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 the GRANTOR, does covenant with the said GRANTEE 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 GRANTEE, his 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 8th day of May, 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 8th day of May, 2014:

_____
Notary Public

My commission expires: 5/23/16

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

MY COMMISSION EXPIRES:
MAY 23, 2016