WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140047245 DEEDWARR
Recvd: 07/02/14 13:13 2 pgs
Fees:13.00 Taxes:684.50
20140702-0058292

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$185,000.00** .

Affiant

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

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

PAM McBROOM NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires MAY 6, 2018

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
Aspen Construction, Inc.	**Same As Owner**	**159-6-A-10.00**
(NAME)	(NAME)	
PO Box 2092		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37024		
(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, **CEDAR CREEK PROPERTY, A TENNESSEE GENERAL PARTNERSHIP** 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:

Land in Davidson County, Tennessee, being all of Lot No. 10 on the Final Plat of Richland Woods Subdivision, as shown by plat appearing of record in Instrument Number 20051128-0142574, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Cedar Creek Property by Special Warranty Deed from Regions Bank, dated November 7, 2011, recorded November 15, 2011 in Instrument Number 20111115-0089138, Register's Office for Davidson County, Tennessee.

unimproved ☒
This is improved ☐ property, known as **1419 Richland Woods Lane** (House Number) (Street) (P.O. Address) **Brentwood, TN** (City or Town) **37027** (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 20051128-0142574, said Register's Office and (c) Restrictive covenants contained in Instrument Number 20051215-0150673, 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 June 2014

Cedar Creek Property

By:

Nick Sohrabi, General Partner

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a notary public in and for said County and State, personally appeared, Nick Sohrabi, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be General Partner of Cedar Creek Property, (the "Company") the within named bargainor, a Tennessee general partnership, and that as such General Partner, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Company by himself as General Partner.

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

Commission expires:

PAM McBROOM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 8, 2018

Notary Public