WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140062324 DEEDWARR
Recvd: 08/22/14 10:44 2 pgs
Fees:13.00 Taxes:832.50
20140822-0076708

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of August, 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

PAM McBROOM NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires MAY 9, 2018

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 831 Needham Drive, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Aspen Construction, LLC	SAME	09115021000
(NAME)	(NAME)	
P.O. BOX 2092		
(ADDRESS)	(ADDRESS)	
BRENTWOOD , TN 37024		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Michael W. Spray and wife, Anna J. Spray**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Aspen Construction, LLC**, hereinafter called the GRANTEE(S), its successors and/or 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 the northerly 50 feet of the southerly 150 feet of the westerly half of Block No. 9 on the Realty Savings Bank & Trust Company's Revised Plan of west extension of Charlotte Park Company's First Addition, as of record in Book 421, page 18, Register's Office for Davidson County, Tennessee.

Said part of Block No. 9 fronts 50 feet on the easterly side of 51st Avenue North, formerly 10th Street, and runs back between parallel lines, with the southerly margin of an alley, 160 feet to a dead line.

Being the same property conveyed to Michael W. Spray and wife, Anna J. Spray by Warranty Deed dated 06/21/1991 from Larry Stanley, Administrator for the estate of Jewell D. Stanley and Larry Stanley, Individually of record in Book 8386, Page 490, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record. This conveyance is also subject to all matters as set forth per Book 421, Page 18, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 318 51st Avenue N, Nashville, TN 37209
(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 GRANTEE(S), its successors and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), its successors and/or 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 our hands this 20th day of August, 2014.

Michael W. Spray

Anna J. Spray

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael W. Spray and Anna J. Spray, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/ they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 20th day of August, 2014.

Notary Public
My Commission Expires: 4-15-17

RUTHERFORD COUNTY STATE TENNESSEE NOTARY PUBLIC CONNIE BEARD

RETURN TO:
Stewart Title Company Tennessee Division
831 Needham Drive
Smyrna, TN 37167