WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140062633 DEEDWARR
Recvd: 08/25/14 09:01 2 pgs
Fees:13.00 Taxes:1775.63
20140825-0077073

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $479,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF AUGUST, 2014.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

PAM McBROOM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 8, 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
Steven Lee Turner	SWBC Mortgage Corp	**103-3-F-1.00CO**
(NAME) **5009 A Dakota Ave**	(NAME) 9311 SanPedro Avenue Ste 100	**Out of**
(ADDRESS) **Nashville, TN 37209**	(ADDRESS) San Antonio, TX 78216	**103-3-98.00**
(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 **STEVEN LEE TURNER AND JENNIFER D. TURNER, HUSBAND AND WIFE** 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 5009 Dakota Avenue Townhouse, a Horizontal Property Regime with Private Elements pursuant to Tennessee Code Annotated Section 66-27-103(b) of record in Instrument Number 20140127-0007318, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being a portion of the property conveyed to Aspen Construction, Inc., a Tennessee Corporation by Warranty Deed from Jeff C. Estepp and Trina Estepp husband and wife, dated January 3, 2014, recorded January 6, 2014, in Instrument Number 20140106-0001116, Register's Office for Davidson County, Tennessee.

*now known as Aspen Construction of Brentwood, Inc.

unimproved ☒
This is improved ☐ property, known as **5009 A Dakota Avenue** (House Number) (Street) (P.O. Address) **Nashville, TN** (City or Town) **37209** (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 Book 57, page 103, Book 421, page 18 and Exhibit "C" Instrument Number 20140127-0007318, said Register's Office; (c) Restrictive covenants contained in Instrument Number 20140127-0007318, said Register's Office; and (d) Charter of 5009 Dakota Avenue Townhomes HOA of record in Instrument Number 20140127-0007317, 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 15th day of August, 2014

Aspen Construction, Inc. n/k/a
Aspen Construction of Brentwood, Inc.
By: DLES
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 15th day of August, 2014.

Commission expires:

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

Notary Public