WARRANTY DEED

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20140073488 DEEDWARR
Recvd: 09/30/14 14:30 2 pgs
Fees:13.00 Taxes:1932.51
20140930-0090183

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $522,300.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF SEPTEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

SHIRA HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-11-2017

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
Katherine Dix	New Owner	**105-010-D-002.00CO**
(NAME)	(NAME)	
1409 South Street		**Out of**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		**105-1-30.00**
(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, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KATHERINE DIX, AN UNMARRIED WOMAN** 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 B of the 902 15th Avenue South Townhomes, a Horizontal Property Regime with Private Elements and described in the Declaration of Covenants, Conditions and Restrictions for 920 15th Avenue South Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20140228-0017473 and amended by the First Amendment to the Declaration of Covenants, Conditions and Restrictions for 902 15th Avenue South Townhomes of record in Instrument No. 20140320-0022959, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete description of said unit.

Being a portion of the same property conveyed to Aspen Construction, LLC, a Tennessee limited liability company by Quitclaim Deed from Robert J. Schneider and William Wiggs Thompson, IV, dated September 22, 2014 and filed for record as Instrument Number 20140923-0087478, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as

1409 South Street			Nashville, TN	37212
(House Number)	(Street)	(P.O. Address)	(City or Town)	(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 31, Book 4350, page 38 and Exhibit "C" of the DCCR of record in Instrument Number 20140228-0017473, said Register's Office; (c) Restrictions of record in Instrument Number 20140228-0017473 and Instrument Number 20140320-0022959, said Register's Office; and (d) Charter of record in Instrument Number 20140228-0017474, Register's Office for Davidson County, Tennessee.

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 26th day of September, 2014

Aspen Construction, LLC

By: _____

John Zelenak, President

ACKNOWLEDGMENT

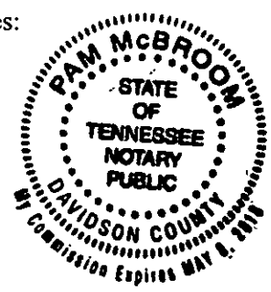
STATE OF TENNESSEE

COUNTY OF WILLIAMSON

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, LLC (the "Company") the within named bargainor, a Tennessee limited liability company 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 26th day of September, 2014.

Commission expires:



_____

Notary Public