WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140075982 DEEDWARR
Recvd: 10/08/14 09:48 2 pgs
Fees:13.00 Taxes:1849.63
20141008-0093201

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 499,900.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 10/18/16
(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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
Blaine G. Mathieu	new owner	**105-5-G-1.00CO**
(NAME)	(NAME)	
301 Main St. Unit 23D	301 Main St. Unit 23D	**Out of**
(ADDRESS)	(ADDRESS)	
San Francisco, CA 94105	San Francisco CA 94105	**105-5-188.00**
(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 **BLAINE G. MATHIEU AND WENDY L. MATHIEU, 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 C of the 1702 15th Avenue South Townhomes, a Horizontal Property Regime with Private Elements located in Nashville, Davidson County, Tennessee and described in the Declaration of Covenants, Conditions and Restrictions for 1702 15th Avenue South Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20140310-0019762, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete description of said unit. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 1702 15th Avenue South Townhomes, a Horizontal property Regime with Private Elements, contained in said Declaration, the plat filed at Exhibit "C" to said Declaration appearing in Instrument No. 20140310-0019762, and Bylaws appended thereto as Exhibit "B", said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being a portion of the property conveyed to Aspen Construction, LLC, a Tennesseee limited liability company by Quitclaim Deed from Robert J. Schneider and William Wiggs Thompson, IV, filed for record September 23, 2014 in Instrument Number 20140923-0087477, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as

1702 C 15TH Avenue South			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 4715, page 14 and Exhibit "C" of DCCR of record in Instrument No. 20140310-0019762, said Register's Office; (c) Restrictions of record in Instrument Number 20140310-0019762, said Register's Office; and (d) Charter of record in Instrument Number 20140310-001976, 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 30th 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 asPresident.

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

Commission expires:

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

Pam McBroom
Notary Public