WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140079561 DEEDWARR
Recvd: 10/22/14 10:31 2 pgs
Fees:13.00 Taxes:1110.00
20141022-0097347

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$300,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF OCTOBER, 2014.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

PAM McBROOM STATE OF TENNESSEE NOTARY PUBLIC 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 Investments, LLC	**Same As Owner**	**105-5-563.00**
(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, I, CATHERINE R. BRADFORD, UNMARRIED HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ASPEN CONSTRUCTION INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** 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 Lot No. 3 on the Plan of the Resubdivision of Lot No. 1, Section 122, Edgehill Estates of record in Plat Book 5190, page 412, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Catherine R. Bradford by Warranty Deed from Bank of America, Illinois f/k/a Continental BAnk, National Association, TR U/A dtd 3/1/95 EQCC Home equity Loan Trust 1995-1) by EquiCredit Corporation of America, as Attorney-in-Fact, dated December 30, 1997, recorded January 15, 1998, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **1705 14TH Avenue S** (House Number) (Street) **Nashville, TN** (P.O. Address) (City or Town) **37212** (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 5190, page 412 said Register's Office and (c) Restrictions of record in Book 5537, page 927, Book 10759, page 19,Book4220, page 723 and Book 6236, page 263, said Register's Office.

This conveyance is made pursuant to United States Bankruptcy Court Middle District of Tennessee Nashville Division Agreed Order with JPMorgan Chase Bank, N.A. Resolving motion for Authority to Sell Real Estate filed and entered on September 11, 2014.

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 17th day of October, 2014

Catherine R. Bradford

Catherine R. Bradford

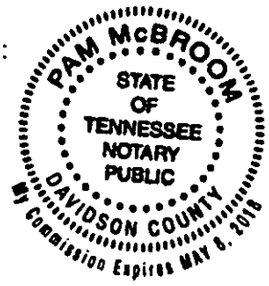
ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, of said County Catherine R. Bradford, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 17th day of October, 2014.

Commission expires:



Pam McBroom

Notary Public