WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$825,000.00.**

Carmen Coats
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF OCTOBER, 2014..

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

ANNE MARIE CHANDLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires August 23, 2016

BILL GARRETT, Davidson County
Trans:T20140082857 DEEDWARR
Recvd: 11/03/14 15:07 2 pgs
Fees:13.00 Taxes:3052.50
20141103-0101403

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
Ethan Allen Hawley Trust	**Same As Owner**	**118-5-17.00**
(NAME)	(NAME)	
3207 Granny White Pike		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(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., NOW KNOWN AS ASPEN CONSTRUCTION OF BRENTWOOD, INC, A TENNESSEE CORPORATION** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **STEVEN T. MORRIS, TRUSTEE OF THE ETHAN ALLEN HAWLEY TRUST, DATED OCTOBER 31, 2014** 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 186 on the Plan of Victoria Place of record in Plat Book332, page 10, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

Included in this description but specifically excluded herefrom is that portion containing 3,000 square feet conveyed to the State of Tennessee by Warranty Deed of record in Book 4862, page 344, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Aspen Construction, Inc., dated March 14, 2014, recorded March 17, 2014, in Instrument Number 20140317-0021943, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as

3207 Granny White Pike			Nashville, TN	37204
(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 which have been paid, prorated and assumed by the buyer; (b) all matters appearing on the plan of record in Plat Book 332, page 10, said Register's Office and (c) Restrictions of record in Instrument Number 20140930-0090263, 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 31st day of October, 2014

Aspen Construction of Brentwood, Inc.

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 of Brentwood, 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 31st day of October, 2014.

Commission expires:



_____
Notary Public