THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20140091559 DEEDWARR
Recvd: 12/08/14 10:43 3 pgs
Fees:18.00 Taxes:2645.50
20141208-0112100

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 715,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF DECEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Aspen Construction Investments , Inc.	Same As Owner	105-13-393.00
PO Box 2092		and part of 105-13-392.00
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, WE, **Rex E. Collier and wife, Malvina Golden-Collier**

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:

SEE ATTACHED EXHIBIT "A" LEGAL DESCRIPTION

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations. (7) An easement for ingress/egress which is recorded immediately after this deed.

This is ( ) UNIMPROVED

(X) IMPROVED property known as **900 Caruthers Avenue, Nashville, TN 37204.**

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 ~~their~~ hand(s) this the 4th day of December, 2014.

Rex E. Collier

Malvina Golden-Collier

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Rex E. Collier** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 4th day of December, 2014.

My Commission expires: 10/18/16

Notary Public

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Malvina Golden-Collier** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 4th day of December, 2014.

My Commission expires: 10/18/16

Notary Public

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 8 and the east part of Lot No. 7 on the Plan of E. L. Holts Subdivision of Lot No. 6, Schmidt Property, Waverly Place, of record in Plat Book 547, Page 71, Register's Office for said County, and described according to a survey made by John Kohl, Surveyor, dated September 14, 1964, as follows:

Beginning at an iron pin in the northwest intersection of Caruthers Avenue and 9th Avenue South; thence with the margin of 9th Avenue South, northeasterly 96.9 feet to an iron pin in said Avenue, and continuing with said Avenue, northerly 95 feet to an iron pin in the southerly margin of an alley; thence with the margin of said alley, westerly 113.5 feet to an iron pin; thence southerly 190.13 feet to an iron pin in the north margin of Caruthers Avenue, being 10 feet east of the common corner of Lots 6 and 7; thence along the margin of said Avenue, easterly 92.5 feet to the point of beginning.

Being the same property conveyed to Rex E. Collier and wife, Malvina Golden-Collier by Warranty Deed from the Estate of John Fleming, of record in Book 8294, Page 213, Register's Office for Davidson County, Tennessee, dated February 15, 1991 and recorded on February 19, 1991.

AND

Land in Davidson County, Tennessee, being the Westerly 10 feet of Lot No. 7 on the Plan of E. L. Holts Subdivision of Lot No. 6 Schmid Property, Waverly Place, of record in Plat Book 547, Page 71, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Rex E. Collier and wife, Malvina Golden-Collier by deed from James A. Holland and wife, Kathleen M. Holland of record in Book 7283, page 429, Register's Office for Davidson County, Tennessee, dated June 29, 1987 and recorded on June 30, 1987

*This transaction returns LOT 7 to the original boundary lines established in Plat Book 547, page 71, Register's Office for Davidson County, Tennessee.