WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140095535 DEEDWARR
Recvd: 12/22/14 10:43 4 pgs
Fees:23.00 Taxes:1591.00
20141222-0116782

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$430,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF DECEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

PAM McBROOM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 8, 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, LLC	**Same As Owner**	**104-1-311.00**
(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, WE, **SHIRLEY ANN STEPHAN AND BRENDA LEE ROBERTS, CO-EXECUTORS OF THE ESTATE OF JO ELLA FRAZIER JOINED BY THE ADDITIONAL HEIRS OF THE ESTATE, PAMELA DIANE SMITH, JAMES BRIAN FRAZIER, WILLIAM CHRISTOPHER WATTS, LARRY ALBERT WATTS, JR. AND ZACHERY RYAN WATTS** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ASPEN CONSTRUCTION, 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 Nos. 191 and 192 on the Map of a part of West Grove Subdivision, as of record in Book 421, page 109, Register's Office for Davidson County, Tennessee.

Said Lot Nos. 191 and 192 front 50 feet on the southerly side of Nebraska formerly Grand Avenue and run back between parallel lines, 200 feet to an alley.

Being the same property conveyed to Jo Ella Frazier, unmarried by Quitclaim Deed from Jo Ella Frazier, Executrix of the estate of Mitchell E. Frazier, deceased, dated October 31, 1997, recorded December 8, 1997 in Book 10712, page 883, Register's Office for Davidson County, Tennessee. Also acquired in Book 7755, page 506 and Book 4438, page 66, said Register's Office.

unimproved ☒
This is improved ☐ property, known as **3605 & 3607 Nebraska Avenue** (House Number) (Street) **Nashville, TN** (P.O. Address) (City or Town) **37209** (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 paid, prorated and assumed by the buyer and (b) all matters appearing on the plan of record in Book 421, page 109, 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 day of December, 2014

Shirley Ann Stephan, Co-Executor

Shirley Ann Stephan, Individually

Brenda Lee Roberts, Co-Executor

Brenda Lee Roberts, Individually

Pamela Diane Smith

Larry Albert Watts, Jr.

William Christoper Watts

Zachary Ryan Watts

James Brian Frazier

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a notary public in and for said County and State, personally appeared, **Shirley Ann Stephan**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Co-Executor of the Estate of Jo Ella Frazier, the within named bargainor, and that as such Co-Executor, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Estate by herself as Co-Executor.

Witness my hand and official seal at Brentwood, Tennessee this 12th day of December, 2014.

PAM McBROOM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 8, 2018

Commission expires:

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a notary public in and for said County and State, personally appeared, Brenda Lee Roberts, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Co-Executor of the Estate of Jo Ella Frazier, the within named bargainor, and that as such Co-Executor, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Company by herself as Co-Executor.

Witness my hand and official seal at Brentwood, Tennessee this 12th day of December, 2014.

PAM McBROOM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 8, 2018

Commission expires:

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, of said County, **Shirley Ann Stephan**, 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 12th day of December, 2014.

Commission expires:



Pam McBroom
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, of said County, **Brenda Lee Roberts**, 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 12th day of December, 2014.

Commission expires:



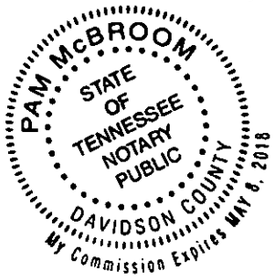
Pam McBroom
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, of said County, **Pamela Diane Smith**, 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 12th day of December, 2014.

Commission expires:



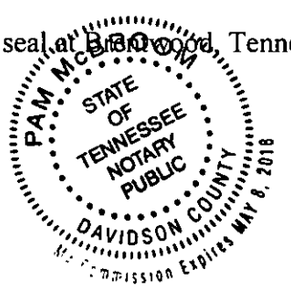
Pam McBroom
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, of said County, **William Christopher Watts**, 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 12th day of December, 2014.

Commission expires:



Pam McBroom
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, of said County, **Larry Albert Watts, Jr.**, 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 12th day of December, 2014.

Commission expires:

PAM McBROOM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 8, 2018

Pam McBroom
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, of said County, **Zachery Ryan Watts**, 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 12th day of December, 2014.

Commission expires:

PAM McBROOM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 8, 2018

Pam McBroom
Notary Public

STATE OF TENNESSEE
COUNTY OF Hickman

Personally appeared before me, the undersigned, of said County, **James Brian Frazier,** 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 ~~15th~~ Only, Tennessee this 15th day of December, 2014.

Commission expires:

PAM McBROOM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 8, 2018

Pam McBroom
Notary Public