WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150000508 DEEDWARR
Recvd: 01/05/15 09:59 2 pgs
Fees:13.00 Taxes:1184.00
20150105-0000627

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF JANUARY, 2015.

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 Holdings, LLC	**Same As Owner**	**117-8-240.00**
(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, **JAMES HAROLD RIPPY, UNMARRIED** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ASPEN CONSTRUCTION HOLDINGS, LLC** HEREINAFTER CALLED THE GRANTEE, IT'S SUCCESSORS AND/OR 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 the East 40 feet of Lot No. 17 and the West 50 feet of Lot No. 18 on the Plan of Galecrest No. 2, Block "G", as of record in Book 1424, page 19, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Said parts of Lot Nos. 17 and 18 front together 90 feet on the northerly side of Battlefield Drive and runs back between parallel lines, 180 feet to the South line of the right-of-way of the Tennessee Central Railway.

Being the same property conveyed to James Harold Rippy, James Randall Rippy, Tanyel Kay Moss and Daren Kevin Rippy, as tenants in common, by Quitclaim Deed from Harold RIppy, unmarried, dated February 6, 2008, recorded February 7, 2008 in Instrument Number 20080207-0012742, Register's Office for Davidson County, Tennessee.

unimproved ☒
This is improved ☐ property, known as **1234 & 1236 Battlefield Drive** (House Number) (Street) (P.O. Address) **Nashville, TN** (City or Town) **37215** (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) 2015 real property taxes which have been prorated and assumed by the buyer and (b) all matters appearing on the plan of record in Book 1424, page 19, 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 2nd day of January, 2015

James Harold Rippy
By: Daren Kevin Rippy, Attorney in Fact

POWER OF ATTORNEY IS OF RECORD AS INSTRUMENT NUMBER _____, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

ACKNOWLEDGMENT

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, of said County Daren Kevin Rippy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledges that he executed the within instrument on behalf of James Harold Rippy, the within named bargainor for the purposes therein contained as the free act and deed of James Harold Rippy.

Witness my hand and official seal at Brentwood, Tennessee this 2nd day of January, 2015.

Commission expires:



Notary Public