FILE BOX 8

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $490,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JANUARY, 2015.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES OCTOBER 14, 2018

BILL GARRETT, Davidson County
Trans:T20150008112 DEEDWARR
Recvd: 02/02/15 14:25 2 pgs
Fees:13.00 Taxes:1813.00
20150202-0009631

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
David A. Ward **Aleowyn C. Ward**	David A. Ward Aleowyn C. Ward	**105-5-G-2.00CO**
(NAME)	(NAME)	**Out of**
734 Glen Court (ADDRESS)	734 Glen Court (ADDRESS)	**105-5-188.00**
Glen Court, IL 60025 (CITY) (STATE) (ZIP)	Glen Court, IL 60025 (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, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DAVID A WARD AND ALEOWYN C. WARD, HUSBAND WIFE, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP** 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 Unit D of the 1702 15th Avenue South Townhomes, a Horizontal Property Regime with Private Elements located in Nashville, Davidson County, Tennessee and described in the Declaration of Covenants, Conditions and Restrictions for 1702 15th Avenue South Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 2014036-0019762, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete description of said unit. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 1702 15th Avenue South Townhomes, a Horizontal property Regime with Private Elements, contained in said Declaration, the plat filed at Exhibit "C" to said Declaration appearing in Instrument No. 20140310-0019762 and corrected by Affidavit of Correction of record in Instrument No. 20150202-0009630, and Bylaws appended thereto as Exhibit "B", said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being a portion of the property conveyed to Robert J. Schneider and Williams Wiggs Thompson, IV by Warranty Deed from Bertha C. Taylor, an unmarried woman, by Willie Murphy, Attorney in Fact, dated March 7, 2014, recorded March 10, 2014, in Instrument Number 20140310-0019760, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Aspen Construction, LLC, a Tennessee limited liability company by Quitclaim Deed from Robert J. Schneider and William Wiggs Thompson, IV, dated November 17, 2014, filed for record as Instrument Number 20150202-0009629 Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **1702 D 15th Avenue South,** **Nashville, TN** **37211**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

This conveyance is subject to: Taxes for 2015, and subsequent years; The Plan, with Owner's Certificate, shown as Exhibit "C" of record in Instrument No. 20140310-0019762, said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is

hereby made for a more complete description. All Matters shown on the Book 4715, page 154, said Register's Office. Easements retained by the Metropolitan Government of Nashville and Davidson County, Tennessee by Ordinance No. 62-283, closing alley No. 434. Restrictive Covenant for Detached Structure of record in Instrument No. 20140930-0090267, said Register's Office. The Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20140310-0019762, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars. Affidavit of Correction, correcting Exhibit C to Declaration of Covenants, Conditions and Restrictions of record in Instrument No: 20150202-0009630, Register's Office for Davidson County, Tennessee.

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 30th day of January, 2015.

Aspen Construction, LLC

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, LLC (the "Company") the within named bargainor, a Tennessee limited liability company 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 30th day of January, 2015..

Commission expires:

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

Notary Public