WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150008497 DEEDWARR
Recvd: 02/03/15 12:51 2 pgs
Fees:13.00 Taxes:2163.78
20150203-0010073

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $584,806.67.

Affiant

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

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL) PAM MCBROOM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 6, 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
David S. Smith	**Cardinal Financial Company, LP**	**105-9-179.00**
(NAME)	(NAME)	
1103 West Grove Avenue	**3701 Arch Corporate Dr, Ste 200**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	**Charlotte, NC 28273**	
(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 HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DAVID S. SMITH AND JENNIFER P. SMITH, HUSBAND AND WIFE** 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 No. 39 on the Plan of A.B. Hill's Subdivision of the Plan Lands, as of record in Book 332, page 65, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a complete and accurate description thereof.

Being a portion of the property conveyed to Aspen Construction Holdings, LLC by Quitclaim Deed from Aspen Construction, LLC, dated November 20, 2014 filed for record in Instrument Number 20141201-0109785 and the same property conveyed to Aspen Construction, LLC by Quitclaim Deed from Aspen Construction Inc., now known as Aspen Construction of Brentwood,, Inc. dated September 16, 2014, filed for record as Instrument No. 20140917-0085331, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Aspen Construction, Inc. by Warranty Deed from Albertine McNeil Baker f/k/a Albertine McNeil, dated June 20, 2014, recorded June 27, 2014, in Instrument Number 20140627-0056417, Register's Office for Davidson County, Tennessee.

unimproved ☒
This is improved ☐ property, known as **1103 West Grove Avenue** (House Number) (Street) (P.O. Address) **Nashville, TN** (City or Town) **37203** (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 have been prorated and assumed by the buyer; (b) all matters appearing on the plan of record in Book 332, page 65, said Register's Office and (c) Restrictions of record in Instrument Number 20140930-0090258, 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 30th day of January, 2015

Aspen Construction Holdings, LLC
By: Aspen Construction, LLC, Member

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 a Member of Aspen Construction Holdings, 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:



Notary Public