WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150008500 DEEDWARR
Recvd: 02/03/15 12:54 2 pgs
Fees:13.00 Taxes:1110.00
20150203-0010075

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$300,000.00.**

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
Aspen Construction Holdings, LLC	**Same As Owner**	**105-5-184.00**
(NAME) **PO Box 2092**	(NAME)	
(ADDRESS) **Brentwood, TN 37024**	(ADDRESS)	
(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, **DAVID SMITH AND WIFE, JENNIFER P. SMITH** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ASPEN CONSTRUCTION HOLDINGS, 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 B of Belcourt Terrace (fka part of Lot 62 of the O. B. Hayes Plan), as of record in Book 2330, page 107, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to David Smith, unmarried by Quitclaim Deed from Diana Elizabeth Carver, FKA, Diana Smith, unmarried, dated November 29, 2012, recorded November 30, 2012, Register's Office for Davidson County, Tennessee. Being also the same property conveyed to David Smith and wife, Diana Smith by deed from Thomas E. Yankeelov and wife, Marjorie L. Yankeelov, dated June 2, 2010, recorded July 30, 2010, as Instrument Number 20100730-0059736, Register's Office for Davidson County, Tennessee.

unimproved ☒
This is improved ☐ property, known as **1710 15th Avenue S** **Nashville, TN** **37212**
(House Number) (Street) (P.O. Address) (City or Town) (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 and (b) all matters appearing on the plan of record in Book 2330, page 107, 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.

David Smith

Jennifer P. Smith

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, of said County David Smith, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that he executed the within instrument for the purposes therein contained.

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 8, 2018

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, of said County Jennifer P. 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 30th day of January, 2015.

Commission expires:

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

Notary Public