# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150017731 DEEDWARR
Recvd: 03/11/15 13:53 2 pgs
Fees:13.00 Taxes:906.50

20150311-0020907

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ___ DAY OF MARCH, 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, LLC | Same as Owner | 118-5-83.00 |
| (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, LELA FAY EWING, EXECUTRIX OF THE ESTATE OF ERNESTINE EWING, 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 No. 5 on the Map of J. Leroy Davis' Subdivision of part of Lot No. 6 in Noelton, not of record, and part of Lot 1 on the unrecorded Subdivision of Noelton, described together, according to a survey made by Z. J. Wilkinson, Surveyor, May 22, 1941, as follows:

Beginning on the northerly margin of Battlefield Drive, at a point 315 1/2 feet west of the westerly margin of 10th Avenue South, being the southwest corner of the property conveyed to Frances A. Massey, by deed from J. Leroy Davis, Trustee as of record in Book 1166, page 531, Register's Office for said County, thence with said Massey's westerly line, northwardly 175 feet to the southwest corner of the property conveyed to Frances A. Massey Gann, by deed from C. H. Briley, Jr., Trustee, as of record in Book 1308, page 442, said Register's Office; thence with said Gann's westerly line, northwardly 152 feet, in all 327 feet to the southerly margin of the right of way of the Tennessee Central Railroad; thence with said right of way, westwardly 65.9 feet; thence southwardly 143.2 feet to the northeast corner of the property conveyed to J.W. Crutchfield and wife, by deed from J. Leroy Davis, Trustee, as of record in Book 1160, page 636, Register's Office, continuing southwardly and with the easterly line of said Crutchfield Property, 175 feet, in all 318.2 feet to the northerly margin of Battlefield Drive; thence with said Drive, eastwardly 65 feet to the beginning.

Included in this description but expressly excluded from this conveyance is that portion of property conveyed to the Bureau of Highways of the Department of Transportation for the State of Tennessee, being described as follows:

Beginning at a point of intersection of the south right of way of the Tennessee Central Railroad and the east boundary of this property, said point being westwardly 263 feet from the west margin of Lealand Lane, thence south 1 degree 51 minutes west 128.7 feet to a point, thence south 86 degrees 50 minutes west 65.3 feet to a point, thence north 0 degrees 10 minutes east 131.9 feet to a point in the said south right of way, thence along the said right of way north 89 degrees 46 minutes east 65.9 feet to the point of beginning and containing 8,644 square feet.

Being a portion of the property conveyed to John W. Ewing and wife, Ernestine H. Ewing by Warranty Deed from Mrs. Mildred Latta Waren O'Brien, as Testamentary Trustee, dated July 23, 1969, recorded July 29, 1968 in Book 4255, page 47, Register's Office for Davidson County, Tennessee. The said John W. Ewing predeceased the said Ernestine H. Ewing, who died testate on June 18, 2014, with the Last Will and Testament requiring the real property be subject to the administration of the estate. Property now being vested to Lela Fay Ewing, Executrix of the Estate of Ernestine Ewing by Court Order by the Seventh Circuit Court for Davidson County, Tennessee at Nashville (Probate Division) according to Order to Admit Will to Probate Case No. 14P1081, filed August 18, 2014 in the Probate Office for Davidson County, Tennessee. Order to Approve Purchase Sale Agreement being simultaneously recorded in the Register's Office for Davidson County, Tennessee, as Instrument # 20150311-0020906

unimproved ☒
This is improved ☐ property, known as

| 1008 Battlefield Drive | | | Nashville, TN | 37204 |
|---|---|---|---|---|
| (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; (b) Permanent Easement for Construction & Maintenance of Electric Power Transmission Line and Underground Sewer of record in Book 4842, page 384, said Register's Office and (c) Court Order authorizing inventory and ownership be vested as Lela Fay Ewing, Executrix of the Estate of Ernestine Ewing, Seventh Circuit Court for Davidson County, Tennessee at Nashville (Probate Division) of record under Probate Number 14P1081, Probate 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** 7th **day of March, 2015.**

**Estate of Ernestine Ewing**

**By:** Lela Fay Ewing

**Lela Fay Ewing, Executrix**

ACKNOWLEDGMENT

**STATE OF ~~NEW YORK~~ NJ**

**COUNTY OF** Morris

Before me, the undersigned, a notary public in and for said County and State, personally appeared, Lela Fay Ewing, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Executrix of the Estate of Ernestine Ewing, the within named bargainor, a Tennessee Estate and that as such Executrix, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Estate by herself as Executrix.

Witness my hand and official seal at Morristown, ~~New York~~ NJ, this 7th day of March, 2015.

Commission expires:

VERONICA E STOIA
Notary Public
State of New Jersey
My Commission Expires May 17, 2018
I.D.# 2434141

Notary Public