Davidson County DEEDWARR
Recvd: 03/24/15 14:58 2 pgs
Fees:13.00 Taxes:2571.50
20150324-0025337

WARRANTY DEED

SELINA HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON, TENN.
My Comm. Expires May 5, 2015

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$695,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF MARCH, 2015.

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

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
Grant Ford	New Owner	**131-1-T-1.00CO**
(NAME) **2207 A Hobbs Road**	(NAME)	**out of**
(ADDRESS) **Nashville, TN 37215**	(ADDRESS)	**131-1-63.00**
(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 **GRANT FORD* AND ASHLEY FORD**, 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:

*AKA Grant mford ** AKA Ashley M. Ford

Land in Davidson County, Tennessee being Unit A of the 2007 Hobbs Road Townhomes, a horizontal property Regime with private elements located at Nashville, Davidson County, Tennessee and described in a Declaration of Covenants, Conditions and Restrictions for 2207 Hobbs Road Townhomes, a Horizontal Property Regime with Private Elements of record as Instrument Number 20140416-0031838, Register's Office for Davidson County, Tennessee.

Being a portion of the property conveyed to Aspen Construction Holdings, LLC, a Tennessee limited liability company by Quitclaim Deed from Aspen Construction, LLC, a Tennessee limited liability company, dated November 20, 2014, recorded December 1, 2014 as Instrument Number 20141201-0109785, Register's Office for Davidson County, Tennessee and also the same property conveyed to Aspen Construction LLC by Quitclaim Deed from Aspen Construction, Inc n/k/a Aspen Construction of Brentwood, Inc., filed for record October 21, 2014 as Instrument Number 20141021-0097048, said Register's Office.

unimproved ☒
This is improved ☐ property, known as **2207 A Hobbs Road** (House Number) (Street) **Nashville, TN** (P.O. Address) (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 have been prorated and assumed by the buyer; (b) all matters appearing on the plan of record in Book 1424, page 23, said Register's Office and (c) all matters and Restrictions of record in Instrument Number 20140416-0031838, 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 20th day of March, 2015.

Aspen Construction Holdings, LLC

By: _____
Richard S. Olszewski, Vice President

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a notary public in and for said County and State, personally appeared, Richard S. Olszewski, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Vice President of Aspen Construction Holdings, LLC (the "Company") the within named bargainor, a Tennessee limited liability company and that as such Vice 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 Vice-President.

Witness my hand and official seal at Brentwood, Tennessee this 20th day of March, 2015.

Commission expires:

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

_____
Notary Public

True Copy Certification

I, Connie Buchanan, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

_____
Connie Buchanan

State of Tennessee/ County of Wilson SS:

Personally appeared before me, Shelly M. Smith, a notary public for this County and State, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

_____
Shelly M. Smith

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018