WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150022510 DEEDWARR
Recvd: 03/27/15 10:56 2 pgs
Fees:13.00 Taxes:869.50
20150327-0026553

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF MARCH, 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, LLC	**Same As Owner**	**118-5-84.00**
(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, WE, **ALFRED L. HILL AND WIFE, GERALDINE J. HILL** 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. 6 on the Map of O.F. Noel's Plan of Lots, called Noelton, not of record, described as follows:

Beginning at a point on the northerly margin of Battlefield Drive at the southwest corner of said Lot No. 6; thence northerly with the westerly line of said Lot 175 feet to a point; thence easterly parallel to the north margin of Battlefield Drive 65 feet to a point; thence southerly parallel to the first line 175 feet to the north margin of Battlefield Drive; thence with the margin of the same, westerly 65 feet to the point of beginning.

Being the same property conveyed to Alfred L. Hill and wife, Geraldine J. Hill and Moses Tatum and wife, Katherine Tatum by Warranty Deed from E. W. Cobb and wife, Hettie Bob Cobb, dated February 9, 1968, recorded February 16, 1963 in Book 4212, page 370, Register's Office for Davidson County, Tennessee. The said Moses Tatum died on July 20, 1985 and the said Katherine Tatum died testate, on July 23, 2005. Unrecorded Last Will and Testament specifies all remaining interest in property to Geraldine Hill and Alfred L. Hill. Affidavit as to Heirs of record in Instrument 20140630-0056999, said Register's Office. Also acquired by Quitclaim Deed of record in Instrument Number 20150115-0004134, said Register's Office.

unimproved ☒
This is improved ☐ property, known as **1010 Battlefield Drive** (House Number) (Street) (P.O. Address) **Nashville, TN** (City or Town) **37204** (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 2015 real property taxes which have been prorated and assumed by the buyer.

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 26th day of March, 2015.

Alfred L. Hill

Alfred L. Hill
By: April Hill-Phillips, Attorney in Fact
By April Hill-Phillips, AIF

Geraldine J. Hill

Geraldine J. Hill
By: April Hill-Phillips, Attorney in Fact
By April Hill-Phillips, AIF

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County April Hill-Phillips, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that she executed the within instrument on behalf of Alfred L. Hill, the within named bargainor for the purposes therein contained as the free act and deed of Alfred L. Hill.

Witness my hand and official seal at Nashville, Tennessee this 26th day of March, 2015.

Commission expires:

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

Pam McBroom
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County April Hill-Phillips, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that she executed the within instrument on behalf of Geraldine J. Hill, the within named bargainor for the purposes therein contained as the free act and deed of Geraldine J. Hill.

Witness my hand and official seal at Nashville, Tennessee this 26th day of March, 2015.

Commission expires:

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

Pam McBroom
Notary Public