WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150023367 DEEDWARR
Recvd: 03/31/15 09:52 2 pgs
Fees:13.00 Taxes:1757.50
20150331-0027580

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $475,000.00.

Elaine C. Williams
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF MARCH, 2015.

MOLLIE SLAYDEN STATE OF TENNESSEE NOTARY PUBLIC HEREFORD COUNTY

Notary Public

MY COMMISSION EXPIRES: 11-18-18 (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
Lawrence Tyson Heller	**Synovus Mortgage Corp.**	**105-5-J-2.00CO**
(NAME)	(NAME)	
1425 14th Avenue S	**2204 Lakeshore Dr., Ste 325**	**Out of**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	**Birmingham, AL 35209**	**105-5-559.00**
(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, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LAWRENCE TYSON HELLER, AN UNMARRIED MAN** 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 Unit B of the 1423 14th Avenue South Townhomes as shown on Exhibit "C" in the Declaration of Covenants, Conditions and Restrictions for 1423 14th Avenue South Townhomes a Horizontal Property Regime with Private Elements pursuant to Tennessee Code Annotated Section 66-27-103(b), et seq., of record in Instrument Number 20140501-0036803, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the property conveyed to Aspen Construction, LLC a Tennessee limited liability company by Quitclaim Deed from Robert J. Schneider and William Wiggs Thompson, IV, dated March 24, 2015 filed for record as Instrument Number 20150331-0027579 Register's Office for Davidson County, Tennessee. Also, being a portion of the property conveyed to Robert J. Schneider and William Wiggs Thompson, IV by Warranty Deed from Vel Woods and husband Willie A. Woods, dated April 30, 2014, recorded May 1, 2014, as Instrument Number 20140501-0036799, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **1425 14th Avenue S** (House Number) (Street) (P.O. Address) **Nashville, TN** (City or Town) **37212** (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 5800, page 123, said Register's Office and (c) Restrictions of record in Book 4220, page 723, Book 6236, page 263, Book 5527, page 631 and Instrument Number 20140501-0036803, 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 27th day of March, 2015

Aspen Construction, LLC

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 (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 27th day of March, 2015.

Commission expires:

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

Notary Public