WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150024811 DEEDWARR
Recvd: 04/06/15 10:18 2 pgs
Fees:13.00 Taxes:3542.92
20150406-0029365

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $957,545.89 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF APRIL, 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
Kirsten L F Dernbach	**JPMorgan Chase Bank, N.A.**	**159-6-A-10.00**
(NAME)	(NAME)	
1419 Richland Woods Lane	**PO Box 8000**	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	**Monroe, LA 71211**	
(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, INC. N/K/A ASPEN CONSTRUCTION OF BRENTWOOD, INC.** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KIRSTEN L F DERNBACH AND JOHN A DERNBACH, WIFE AND HUSBAND** 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 all of Lot No. 10 on the Final Plat of Richland Woods Subdivision, as shown by plat appearing of record in Instrument Number 20051128-0142574, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Aspen Construction, Inc., a Tennessee corporation by Warranty Deed from Cedar Creek Property, a Tennessee general partnership, dated June 30, 2014, recorded July 2, 2014, as Instrument Number 20140702-0058292, Register's Office for Davidson County, Tennessee. Aspen Construction, Inc. is now known as Aspen Construction of Brentwood, Inc.

unimproved ☒
This is improved ☐ property, known as **1419 Richland Woods Lane** (House Number) (Street) **Brentwood, TN** (P.O. Address) (City or Town) **37027** (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 Plat Book 4060, page 117 and Instrument 20051128-0142574, said Register's Office and (c) all matters and Restrictions of record in Instrument 20051215-0150673, 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 2nd day of April, 2015.

Aspen Construction of Brentwood, Inc.

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 of Brentwood, Inc. (the "Company") the within named bargainor, a Tennessee corporation 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 2nd day of April, 2015.

Commission expires:



_____
Notary Public