WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150028220 DEEDWARR
Recvd: 04/15/15 10:51 2 pgs
Fees:13.00 Taxes:1535.50
20150415-0033223

R-KW-15-825

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $415,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th 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
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER (S)
Aspen Construction of Brentwood, Inc.	Aspen Construction of Brentwood	
(NAME)	(NAME)	**118-02-0-080.00**
825 Dewees Avenue	PO Box 2092	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Brentwood, TN 37024	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **JAMES O. FRYE, JR., SUCCESSOR TRUSTEE OF THE ESCELL FRYE FAMILY TRUST, UAD MAY 19, 2005,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **ASPEN CONSTRUCTION OF BRENTWOOD, INC., A TENNESSEE CORPORATION,** hereinafter called the Grantee(s), their heirs and assigns, that 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. 71 on the Map of Kirkwood Heights of record in Plat Book 1130, Page 22, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Escell Frye, Trustee, UDT, Escell Frye Family Trust, dated May 19, 2005 by Quit Claim deed from Escell Frye, a single person of record in Instrument No. 20070618-0072254 Register's Office for Davidson County, Tennessee, dated August 25, 2005 and recorded on June 18, 2007. The said Escell Frye having since died on September 5, 2013.

This conveyance is subject to:
- Taxes for the year 2015 and subsequent.
- Subject to all matters shown on the Plan of record in Plat Book 1130, Page 22, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **825 Dewees Avenue, Nashville, Tennessee 37204**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 14th DAY OF APRIL, 2015.

Escell Frye Family Trust

BY: _____, Trustee
James O. Frye, Jr.
Successor Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES O. FRYE, JR., SUCCESSOR TRUSTEE of ESCELL FRYE FAMILY TRUST, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 14th of April, 2015.

_____
Notary Public
My Commission Expires: 3-6-18
(SEAL)

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212