File BOX 8

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150036291 DEEDWARR
Recvd: 05/11/15 14:19 2 pgs
Fees:13.00 Taxes:2363.09
20150511-0043025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$638,672.92.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF MAY, 2015..

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

DEBBIE MANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY MY COMMISSION EXPIRES OCTOBER 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
Hunter F. Creekmore	Bank of AMerica, N.A.	**105-9-262.00**
(NAME)	(NAME)	
1009 Bate Avenue	1 Mortgage Way	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Mt. Laurel, TN 08054	
(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 OF BRENTWOOD, INC., A TENNESSEE CORPORATION** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HUNTER F. CREEKMORE AND JACKLENE M. CREEKMORE, 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:

Land in Davidson County, Tennessee, being the easterly 48.7 feet of Lot No. 28 on the Plan of W. S. Criddle's Subdivision of Lot No. 1 of the Lawrence Property, as of record in Book 57, page 84, Register's Office for Davidson County, Tennessee.

Said portion of Lot 28 fronts 48,7 feet on the southerly side of Bate Avenue and runs back between parallel lines 145 feet to a deadline in the rear, being the margin of an alley on which it measures 48.7 feet.

Being the same property conveyed to Aspen Construction of Brentwood, Inc by Quitclaim Deed from Barlow Builders, LLC filed for record as Instrument Number 20150511-0043024, Register's Office for Davidson County, Tennessee. Also the same property conveyed to Barlow Builders, LLC by Warranty Deed from Josh Anderson, Duly Authorized Agent of Mark Anthony Droney and Derrick Lee Droney, sole heirs of Almetricee Adams Bailey, deceased, dated September 22, 2014, recorded September 23, 2014, Instrument Number 20140923-0087216, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **1009 Bate Avenue** (House Number) (Street) **Nashville, TN** (P.O. Address) (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 (a) 2015 real property taxes have been prorated and assumed by the buyer; (b) all matters appearing on the plan of record in Book 57, page 84, said Register's Office and (c) Restrictions of record in Instrument Number 20140930-0090266, 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 7th day of May, 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 7th day of May, 2015.

Commission expires:

PAM McBROOM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 6, 2018

Notary Public