WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150038673 DEEDWARR
Recvd: 05/19/15 09:10 3 pgs
Fees: 18.00 Taxes: 2312.50
20150519-0045855

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $625,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of May, 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
Lehman Title & Escrow, LLC, 1646 Westgate Circle, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Aspen Construction, LLC, a Tennessee limited liability company	Aspen Construction, LLC, a Tennessee limited liability company	72-14-430.00 72-14-428.00
(NAME)	(NAME)	
PO Box 2092	PO Box 2092	72-14-96.00
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37204	Brentwood, TN 37204	72-14-429.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mooretown Properties, LLC,** 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:

SEE EXHIBIT "A" ATTACHED HERETO

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☑ property, known as 2407 Chapel Ave, Nashville, TN 37206
2409 Chapel Ave, Nashville, TN 37206
1411 Straightway Ave, Nashville, TN 37206
1407 Straightway Ave, Nashville, TN 37206

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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/our hands this 14th day of May, 2015.

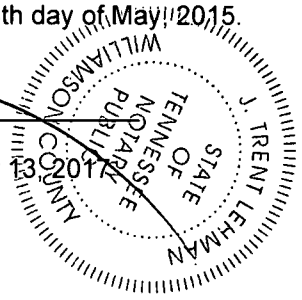
MOORETOWN PROPERTIES, LLC

Kevin P. O'Hara
Sole Member

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, Kevin P. O'Hara with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Sole Member of Mooretown Properties, LLC and that he as such Sole Member executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Sole Member

WITNESS my hand and seal this 14th day of May, 2015.



Notary Public J. Trent Lehman
My Commission Expires: November 13, 2017

File No.: 10394

Exhibit "A"
Legal Description

Property No. 1: 1407 Straightway Ave, Nashville, TN 37206

Land in Davidson County, Tennessee, being Lot No. 3, of a re-subdivision of Lot 12 and part of Lot 13, A.H. Robinson Subdivision of Lots 28, 29, and 30 of the Brownsville Addition, according to the Plan of Record in Book 6050, page 52, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Mooretown Properties, LLC a Tennessee Limited Liability Company, by Warranty Deed from Calvin Elder, a married man, dated January 12, 2012, recorded January 17, 2012, as Instrument Number 20120117-0004593, Register's Office for Davidson County, Tennessee.

Property No. 2: 1411 Straightway Ave, Nashville, TN 37206

Land in Davidson County, Tennessee, being the westerly 47-1/2 feet of the southerly 134.0 feet of Lot No. 13 on the plan of Lots Nos. 28, 29, and part of 30 of the Brownsville Addition as surveyed for A.H. Robinson, of record in Book 57, page 1, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more and complete and accurate description.

Said part of Lot No. 13 begins at the Southeast corner of Lot No. 12 at the northerly margin of Straightway Avenue, formerly Main Street; thence with the line between Lots Nos. 12 and 13, North 3 deg. East 135 feet to a point; thence South 86 deg. 40' East 47-1/2 feet to a point; thence South 3 deg. West 134 feet to a point in the northerly margin of said Avenue North 86 deg. 40' West 47-1/2 feet to the point of beginning

Being the same property conveyed to Mooretown Properties, LLC by Warranty Deed from First Jordan, FLP, as Trustee of the 1411 Straightway Avenue Trust, dated January 18, 2012, recorded January 26, 2012, as Instrument Number 20120126-0007464, Register's Office for Davidson County, Tennessee.

Property No. 3: 2407 Chapel Ave, Nashville, TN 37206

Land in Davidson County, Tennessee, being Lot No. 2, of a re-subdivision of Lot 12 and part of Lot 13, A.H. Robinson Subdivision of Lots 28, 29, and 30 of the Brownsville Addition, according to the Plan of Record in Book 6050, page 52, Register's Office for Davidson County, Tennessee, to which plan is reference is hereby made for a more complete description.

Being the same property conveyed to Mooretown Properties, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Calvin Elder, a married man, dated January 12, 2012, recorded January 17, 2012, as Instrument Number 20120117-0004596, Register's Office for Davidson County, Tennessee

Property No. 4: 2409 Chapel Ave, Nashville, TN 37206

Land in Davidson County, Tennessee, being Lot No. 1, of a re-subdivision of Lot 12 and part of Lot 13, A.H. Robinson Subdivision of Lots 28, 29 and 30 of the Brownsville Addition, of record in Plat Book 6050, page 52, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of the property.

Being the same property conveyed to Mooretown Properties, LLC a Tennessee Limited Liability Company, by Warranty Deed from Gregory D. Drysdale, unmarried, dated June 28, 2012, recorded July 2, 2012, as Instrument Number 20120702-0058103, Register's Office for Davidson County, Tennessee.