BILL GARRETT, Davidson County
Trans:T20150048261 DEEDWARR
Recvd: 06/17/15 13:39 2 pgs
Fees:13.00 Taxes:3441.00
20150617-0057756

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $930,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF JUNE, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

PAM McBROOM NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires

File No.: ALW-15-835

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ASPEN CONSTRUCTION HOLDINGS, LLC	Same As Owner	118-6-178 & 118-6-179
(NAME)	(NAME)	
PO Box 2092		Out of
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37024		118-6-15.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **WHS PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **ASPEN CONSTRUCTION HOLDINGS, LLC**, 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:

Tract 1: 839 Clayton Avenue (118-6-178) 2015

Land in Davidson County, Tennessee, being Unit No. 3 of Lot No. 59-B and Unit No. 1 of Lot No. 60-B Section 1, Plan of Battlefield Estates, as of record in Plat Book 843, Pages 96 and 97, Register's Office for said County.

Said Unit No 3 of Lot No. 59-B and Unit No. 1 of Lot No. 60-Bfront together 50 feet on the southerly side of Clayton Avenue and run back 236 feet, more or less on the westerly line and measure 237 feet, more or less, on the easterly line to a dead line and measures 50 feet thereon.

Being a portion of the property conveyed to Magness Group, Inc. by Quitclaim Deed from Magness Group, Inc., of record as Instrument No. 20141120-0106978, in the Register's Office for Davidson County, Tennessee.

Tract 2: 837 Clayton Avenue (118-6-179) 2015

Land in Davidson County, Tennessee, being Unit Nos. 2 and 3 of Lot No. 60-B, Section 1, Plan of Battlefield Estates, as of record in Plat Book 843, Pages 96 and 97, Register's Office for said County.

Said Unit Nos. 2 and 3 of Lot No. 60-B front together 50 feet on the southerly side of Clayton Avenue and run back 237 feet, more or less on the westerly line and measure 237.30 feet, more or less, on the easterly line to a dead line and measures 50 feet thereon.

Being a portion of the property conveyed to Magness Group, Inc. by Quitclaim Deed from Magness Group, Inc., of record as Instrument No. 20141120-0106978, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to WHS Properties, LLC a Tennessee limited liability company, by Quitcliam Deed from Magness Group, Inc. of record in Instrument Number 20141120-0106979, dated November 18, 2014, recorded November 20, 2014, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved X
This is improved property, known as 837 AND 839 CLAYTON AVENUE, Nashville, TN 37206
(House Number) (Street) (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 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 5th day of JUNE, 2015.

WHS Properties, LLC, a Tennessee limited liability company

ADAM G. LAFEVOR
AUTHORIZED AGENT

STATE OF Tennessee
COUNTY OF Davidson

On this the5th day of JUNE, 2015, before me personally appeared ADAM J. LAFEVOR, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the AUTHORIZED AGENT of WHS Properties, LLC, the within named bargainor, a limited liability company, and that he as such President executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 5th day of JUNE, 2015.

Megan Paulus
Notary Public
My Commission Expires: 1-9-16

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY