WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150048270 DEEDWARR
Recvd: 06/17/15 13:44 2 pgs
Fees:13.00 Taxes:2193.36
20150617-0057765

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$592,800.00** .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF JUNE, 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
Aspen Construction of Brentwood, Inc,	**Same As Owners**	**104-5-34.00**
(NAME)	(NAME)	
PO Box 2092		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37024		
(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, I **ELIZABETH CHARLENE LYNN, TRUSTEE OF THE LYNN FAMILY TRUST, DATED 08/30/2014** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ASPEN CONSTRUCTION OF BRENTWOOD, INC., 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:

Land in Davidson County, Tennessee, being Lot No. 118 on the Map of West Grove Subdivision of record in Book 421, page 109, Register's Office for said County.

Said lot fronts 50 feet on the easterly side of 38th Avenue, North, and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to The Lynn Family Trust, dated 08/30/2004, Willie Elbert Lynn and Elizabeth Charlene Lynn, Trustors and/or Trustees by Warranty Deed from Willie Elbert Lynn and wife Elizabeth Charlene Lynn of record in Instrument Number 20040910-0109469, dated 08/30/2004, and filed 09/10/2004, said Register's Office of Davidson County, Tennessee. The said Willie Elbert Lynn having died on April 11, 2007 thereby vesting title as Elizabeth Charlene Lynn, Trustee of The Lynn Family Trust, dated 08/30/2014.

unimproved ☒
This is improved ☐ property, known as **112 38th Avenue North** **Nashville, TN** **37209**
(House Number) (Street) (P.O. Address) (City or Town) (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 and (b) all matters appearing on the plan of record in Book 421, page 109, 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.

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Witness my hand this 5th day of June, 2015.

The Lynn Family Trust Dated 8/30/14

By Elizabeth Charlene Lynn

Elizabeth Charlene Lynn, Trustee

ACKNOWLEDGMENT

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a notary public in and for said County and State, personally appeared, Elizabeth Charlene Lynn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Trustee of The Lynn Family Trust Dated 8/30/2014 (the "Trust") the within named bargainor, a Tennessee Trust and that as such Trustee, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Trust by herself as Trustee.

Witness my hand and official seal at Brentwood, Tennessee this 5th day of June, 2015.

Commission expires:



Pam McBroom

Notary Public