# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150063473 DEEDWARR
Recvd: 08/03/15 10:31 2 pgs
Fees:13.00 Taxes:1665.00
20150803-0076263

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JULY 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 Holdings, LLC** | **Same As Owner** | **105-13-141.00** |
| (NAME) **PO Box 2092** | (NAME) | |
| (ADDRESS) **Brentwood, TN 37024** | (ADDRESS) | |
| (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, **ANGELIA HOWARD, UNMARRIED** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ASPEN CONSTRUCTION HOLDINGS, 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:

Land in Davidson County, Tennessee being Lot No. 27 on the Plan of the McAlister Property, as of record in Book 421, page 10, Register's Office for Davidson County, Tennessee. Said Lot No. 27 fronts 60 feet on the northerly side of Douglas Avenue and runs back between lines 150 feet to an alley.

and

Being part of Lot No. 28, on the Plan of the McAlister Property, as of record in Book 421, page 10, Register's Office for Davidson County, Tennessee and described according to a property disposition survey prepared by Barge Waggoner, Sumner & Cannon Engineers, dated November 015, 1974, as follows:

Beginning at an iron pin in the northerly margin of Douglas Avenue at common corner of Lots 27 and 28; thence with said Avenue North 82 deg. 53' West 6.0 feet to an iron pin in the beginning of a curve to the right having a radius of 25.00; thence with said curve in a northwesterly direction 38.25 feet to an iron pin in the easterly margin of 12th Avenue South; thence with same Avenue North 4 deg. 47' East 106.3 feet to an iron pin in the beginning of a curve to the right having a radius of 20.00; thence in a northeasterly direction with said curve 32.25 feet to an iron pin in the southerly margin of Alley No. 674 1/2; thence with said Alley south 82 deg. 49' East 9.1 feet to an iron pin in common corner of Lots 27 and 28; thence with the line between said lots South 4 deg. 47' west 151.2 feet to the point of beginning.

Being the same property conveyed to Angelia Howard, an unmarried person by Warranty Deed from Carrie Moreland George, dated November 2007, recorded November 27, 2007 as Instrument Number 20071127-0137366, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **1112 South Douglas Avenue** (House Number) (Street) (P.O. Address) **Nashville, TN** (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 and (b) all matters appearing on the plan of record in Book 421, page 10, 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** 30th day of July, 2015.

Angelia Howard

**Angelia Howard**

**ACKNOWLEDGMENT**

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Personally appeared before me, the undersigned, of said County Angelia Howard the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 30th day of July, 2015.

Commission expires:

PAM McBROOM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 8, 2018

Pam McBroom

Notary Public