BILL GARRETT, Davidson County
Trans:T20150069946 DEEDWARR
Recvd: 08/19/15 12:34 2 pgs
Fees:13.00 Taxes:2312.50
20150819-0083586

WARRANTY DEED

State of Tennessee
County of Davidson

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF August, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Aspen Construction Holdings, LLC	Aspen Construction Holdings, LLC	104-140-060.00
(NAME)	(NAME)	
2217, 2219, 2211 29th Avenue	P.O. Box 2092	104-140-070.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Brentwood, TN 37024	104-140-305.00
(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, I, **Anna Marie Haugh also known as Anna Marie Guiffre Haugh, Anna Haugh and/or Marie Haugh,** hereinafter called the GRANTOR, 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:

2217 29th Avenue South, Nashville, TN 37212:

Land in Davidson County, Tennessee, being the south 40 feet front and 30 feet rear of Lot No. 57 on the Map of Bransford Realty Company's Subdivision of Westmoreland Place, as of record in Book 421, Page 16, Register's Office for said County.

Said part of said Lot No. 57 fronts 40 feet on the westerly side of 29th Avenue South and runs back between lines, along the northerly margin of an alley, 245 feet to an alley in the rear on which it measures 30 feet.

Being the same property conveyed to Anna Marie Guffee Haugh and husband, Robert A. Haugh by deed dated September 25, 1980 from Rick M. Johnson, Trustee of record in Book 5656, Page 412, Register's Office for Davidson County, Tennessee. The said Robert A. Haugh has since died survived by his wife, Anna Marie Guiffee Haugh aka Anna Marie Haugh.

2219 29th Avenue South, Nashville, TN 37212:

Being the northerly part of Lot No. 56 on the map of Bransford Realty Company's Subdivision of Westmoreland Place, of record in Book 421, Page 16, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 56 begins on a stake in the margin of 29th Avenue, South 106 ft. north of the northwest corner of West Linden Avenue and 29th Avenue, South; thence with the westerly margin of 29th Avenue South 94 ft. to an alley; thence west with the southerly margin of said alley 75 ft. to a stake; thence south parallel with the westerly margin of 29th Avenue, South, 94 feet to a stake; thence eastwardly parallel with the westerly margin of said alley 75 feet to the point of beginning, making said lot front 94 ft. on the 29th Avenue, South, and extend back between parallel lines with the southerly margin of said alley 75 feet to a dead line.

Being the same property conveyed to Marie Haugh by deed dated January 5, 1981 from J. M. Grissim, Jr. Clerk and Master of the Chancery Court at Nashville, Davidson County, Tennessee of record in Book 5697, Page 264, Register's Office for Davidson County, Tennessee.

2211 29th Avenue South, Nashville, TN 37212:

Land in Davidson County, Tennessee, being Lot 2 on the re-subdivision of Lots 58 and 59 of Bransford Realty Company's of Westmoreland Place of record in Book 5210, Page 227, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more accurate legal description.

Being part of the same property conveyed to Ann Marie Haugh and husband Robert A. Haugh by deed dated April 17, 1979 from Jimmy D. Byford and wife, Janette Byford of record in Book 5422, Page 656, Register's Office for Davidson County, Tennessee. The said Robert A. Haugh has since died, survived by his wife, Ann Marie Haugh aka Anna Marie Haugh.

unimproved ☐

This is improved ☑ property, known as 2217, 2219, 2211 29th Avenue South, Nashville, TN 37212
(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 18th day of August, 2015.

Anna Marie Haugh

Anna Marie Haugh

State of Tennessee
County of Davidson

Personally appeared before me Anna Marie Haugh, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 18th day of August, 2015

Notary Public I. Dyke Tatum
My Commission Expires: May 08, 2017

File No.: 15-Aspen

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN