WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150072120 DEEDWARR
Recvd: 08/25/15 15:06 2 pgs
Fees:13.00 Taxes:2623.45
20150825-0086038

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$709,040.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF AUGUST, 2015.

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

My Commission Expires MAR. 7, 2017

DESIREE D. MAXWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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
Daniel A. Jetton	Avenue Bank	**P/O 104-1-311.00**
(NAME)	(NAME)	
3605 Nebraska Avenue	3623 Cleghorn Ave	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville TN 37215	
(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, WE, **ASPEN CONSTRUCTION, LLC A TENNESSEE LIMITED LIABILITY COMPANY** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DANIEL A. JETTON AND ERIKA R. JETTON, HUSBAND AND WIFE** 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. 191 on the Map of a part of West Grove Subdivision, as of record in Book 421, page 109, Register's Office for Davidson County, Tennessee.

Said Lot No. 191 fronts 50 feet on the southerly side of Nebraska formerly Grand Avenue and runs back between parallel lines, 200 feet to an alley.

Being a portion of the property conveyed to Aspen Construction, LLC a Tennessee limited liability company by Warranty Deed from Shirley Ann Stephan and Brenda Lee Roberts, Co-Executors of the Estate of Jo Ella Frazier joined by the Heirs of the Estate, Pamela Diane Smith, James Brian Frazier, William Christopher Watts, Larry Albert Watts, Jr., and Zachery Ryan Watts, dated December 12, 2014 filed for record as Instrument Number 20141222-0116782, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **3605 Nebraska Avenue** (House Number) (Street) (P.O. Address) **Nashville, TN** (City or Town) **37209** (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; (b) all matters appearing on the plan of record in Book 421, page 109, said Register's Office and (c) Restrictions of record in Instrument Number 20150520-0046662, 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 21st day of August, 2015.

Aspen Construction, LLC

By: _____

John Zelenak, President

ACKNOWLEDGMENT

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a notary public in and for said County and State, personally appeared, John Zelenak, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of Aspen Construction LLC (the "Company") the within named bargainor, a Tennessee limited liability company and that as such President being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Company by himself as President.

Witness my hand and official seal at Brentwood, Tennessee this 21st day of August, 2015.

Commission expires:

PAM McBROOM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 6, 2018

_____
Notary Public