WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150074457 DEEDWARR
Recvd: 09/01/15 14:13 3 pgs
Fees:18.00 Taxes:925.00
20150901-0088803

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$250,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF AUGUST, 2015.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

PAM McBROOM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 6, 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 Owner**	**103-8-61.00**
(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, WE, **JANE ANNETTE BURNS ANDERSON, SHERYL ELAINE BURNS RADLEY, VIRGINIA JO BURNS JENKINS AND HUSBAND DONALD A. JENKINS, AND JOHN ANTHONY BURNS** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ASPEN CONSTRUCTION OF BRENTWOOD, INC., A TENNESSEE CORPORATION** 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. 4 on the Plan showing subdivision of Lot No. 346 in the Richland Realty Company's Subdivision of West Lawn of record in Book 547, page 21, Register's Office for Davidson County, Tennessee.

Being a portion of the property conveyed to Anthony J. Burns and wife, Ersye Williams Burns by Deed from First American National Bank of Nashville, Trustee, dated July 9, 1954, recorded July 12, 1954 in Book 2290, page 11, Register's Office for Davidson County, Tennessee, The said Anthony J. Burns died January 14, 1972 vesting property to Ersye Williams Burns as surviving tenant by the entirety. Ersye Williams Burns died May 23, 1993. Affidavit of Heirship naming her Heirs at law as Jane Annette Burns Anderson, Sheryl Elaine Burns Radley, Virginia Jo Burns Jenkins and John Anthony Burns filed for record February 25, 2011 as Instrument Number 20110225-0015423, Register's Office for Davidson County, Tennessee. Quitclaim Deed from Virginia Jo Burns Jenkins adding her husband Donald A. Jenkins of record in Instrument Number 200691204-0149314, Register's Office for Davidson County, Tennessee.

unimproved ☒
This is improved ☐ property, known as

98	**44TH Avenue**		**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) 2014 real property taxes have been prorated and assumed by the buyer and (b) all matters appearing on the plan of record in Book 547, page 21, said Register's Office.

The property herein conveyed is vacant land and is not the primary residence of any grantor or their spouse.

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 27th day of August, 2015.

Jane Annette Burns Anderson

Sheryl Elaine Burns Radley

Virginia Jo Burns Jenkins

Donald A. Jenkins

John Anthony Burns

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, of said County Jane Annette Burns Anderson, 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 27th day of August, 2015.

Commission expires:

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

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, of said County Sheryl Elaine Burns Radley, 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 27th day of August, 2015.

Commission expires:

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

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, of said County Virginia Jo Burns Jenkins, 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 27th day of August, 2015.

Commission expires:

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

Notary Public

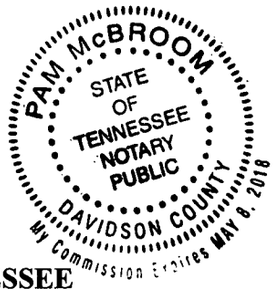
STATE OF TENNESSEE

COUNTY OF WILLIAMSON

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

Witness my hand and official seal at Brentwood, Tennessee this 27th day of August, 2015.

Commission expires:



Pam McBroom

Notary Public

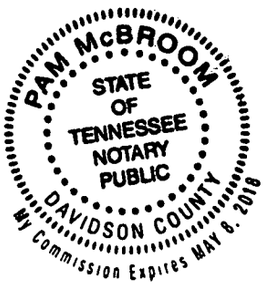
STATE OF TENNESSEE

COUNTY OF WILLIAMSON

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

Witness my hand and official seal at Brentwood, Tennessee this 27th day of August, 2015.

Commission expires:



Pam McBroom

Notary Public