WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150087771 DEEDWARR
Recvd: 10/15/15 08:58 2 pgs
Fees:13.00 Taxes:2664.00
20151015-0104759

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$720,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF OCTOBER, 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
William Carney	**Pinnacle Bank**	**118-5-83.00**
(NAME)	(NAME)	
1008 Battlefield Drive	**150 3rd Avenue Ste 900**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	**Nashville, TN 37201**	
(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 **WILLIAM CARNEY AND WIFE, JACLYN CARNEY** 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. 5 on the map of J. Leroy Davis' Subdivision of part of Lot No. 6 in Noelton, not of record, and part of Lot t on the unrecorded Subdivision of Noelton, described together, according to a survey made by Z. J. Wilkinson, Surveyor, May 22, 1941, as follows:

Beginning on the northerly margin of Battlefield Drive, at a point 315 1/2 feet west of the westerly margin of 10th Avenue South, being the southwest corner of the property conveyed to Frances A. Massey, by deed from J. Leroy Davis, Trustee as or record in Book 1166, page 531, Register's Office for said County, thence with said Massy's westerly line, northwardly 175 feet to the southwest corner of the property conveyed to Frances A. Massey Gann, by deed from C.H. Briley, Jr., Trustee, as of record in Book 1308, page 442, said Register's Office; thence with said Gann's westerly line, northwardly 152 feet, in all 327 feet to the southerly margin of the right of way of the Tennessee Central Railroad; thence with said right of way, westwardly 65.9 feet; thence southwardly 143.2 feet to the northeast corner of the property conveyed to J.W. Crutchfield and Wife, by deed from J. Leroy Davis, Trustee, as of record in Book 1160, page 636, Register's Office, continuing southwardly and with the easterly margin line of said Crutchfield Property, 175 feet, in all 318.2 feet to the northerly margin of Battlefield Drive; thence with said Drive, eastwardly 65 feet to the beginning.

Included in this description but expressly excluded from this conveyance is that portion of property conveyed to the Bureau of Highways of the Department of Transportation for the State of Tennessee, being described as follows:

Beginning at the point of intersection of the south right of way of the Tennessee Central Railroad and the east boundary of this property, said point being westwardly 263 feet from the west margin of Lealand Lane, thence south 1 degree 51 minutes west 128.7 feet to a point, thence south 86 degrees 50 minutes west 65.3 feet to a point, thence north 0 degrees 10 minutes east 131.9 feet to a point in the said south right of way, thence along the said right of way north 89 degrees 46 minutes east 65.9 feet to the point of beginning and containing 8,644 square feet.

Being the same property conveyed to Aspen Construction, LLC a Tennessee limited liability company, by Warranty Deed from Lela Fay Ewing, Executrix of the Estate Ernestine Ewing, of record in Instrument Number 20150311-0020907, dated 03/07/2015, and filed 03/11/2015, said Register's Office for Davidson County, Tennessee

unimproved ☐
This is improved ☒ property, known as **1008 Battlefield Drive** **Nashville, TN** **37204**
(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 2015 real property taxes have been prorated and assumed by the buyer.

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 9th day of October, 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 9th day of October, 2015.

Commission expires:

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

Notary Public