WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150093597 DEEDWARR
Recvd: 11/03/15 10:54 2 pgs
Fees:13.00 Taxes:1794.50
20151103-0111835

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$485,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF OCTOBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/18/16
(AFFIX SEAL)

DANA DELWORTH 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
Rod Roudi	**SWBC Mortgage Corp**	**105-5-P-1.00**
(NAME)	(NAME)	
600 12th Avenue South #734	**9311 San Pedro Ave, Ste 100**	**out of**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	**San Antonio, TX 78216**	**105-5-563.00**
(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 INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROD ROUDI AND HELEN ADELMAN ROUDI, 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 Unit A as shown on Exhibit "C" of the Declaration of Covenants, Conditions, and Restrictions for 1705 14th Avenue South Townhomes, a Horizontal Property Regime with Private Elements pursuant to Tennessee Code Annotate Section 66-27-103, of record in Instrument Number 20141028-0099318, Register's Office for Davidson County, Tennessee.

Being a portion of the property conveyed to Aspen Construction Investments, LLC, a Tennessee limited liability company, dated October 17, 2014, recorded October 22, 2014 as Instrument Number 20141022-0097347, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **1705 A 14th Avenue South** (House Number) (Street) (P.O. Address) **Nashville, TN** (City or Town) **37212** (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 5190, page 412, said Register's Office and (c) Restrictions of record in Instrument Number 20141028-0099318, Book 4220, page 723, Book 6236, page 263, Book 5537, page 927 and Book 10759, page 19, 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 October, 2015.

Aspen Construction Investments, LLC

By: _____
Kaitlyn West, Authorized Agent

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

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

Commission expires:

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

_____
Notary Public