WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $649,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 23RD DAY OF NOVEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 6/2/16
(AFFIX SEAL)

JUDY S. WELLS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

BILL GARRETT, Davidson County
Trans:T20150100025 DEEDWARR
Recvd: 11/24/15 13:40 2 pgs
Fees:13.00 Taxes:2404.63
20151124-0119230

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
Scott J. Peterson	NEW OWNER	105-5-14.00
(NAME)	(NAME)	
1305 15th Avenue S		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(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 SCOTT J. PETERSON AND ELIZABETH M. PETERSON, 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. 12, Block 37 on the Plan of A Subdivision of Lots 37 and 52, O.B. Hay's Rokeby Addition, of record in Plat Book 547, page 2, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Aspen Construction, LLC, a Tennessee limited liability company by Warranty Deed from Kurt Niesner, unmarried, dated March 31, 2015, recorded April 2, 2015 as Instrument Number 20150402-0028741, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 1305 15TH Avenue South Nashville, TN 37212
(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) 2015 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 2, 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 23rd day of November, 2015.

Aspen Construction, LLC

By: _____
John Zelenak, President

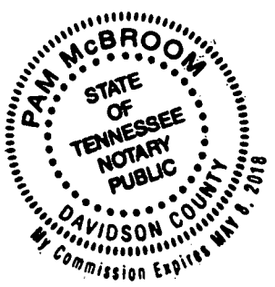
ACKNOWLEDGMENT

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 23rd day of November, 2015.

Commission expires:



_____
Notary Public