WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150100486 DEEDWARR
Recvd: 11/25/15 12:03 2 pgs
Fees:13.00 Taxes:1332.00
20151125-0119750

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF NOVEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

PAM McBROOM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 8, 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, LLC	**Same as Owner**	**105-2-486.00**
(NAME) **PO Box 2092**	(NAME)	
(ADDRESS) **Brentwood, TN 37204**	(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, I, **DEBORAH CARUTHERS COLEMAN, UNMARRIED** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ASPEN CONSTRUCTION, LLC A TENNESSEE LIMITED LIABILITY COMPANY** 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. 38 on the Plan of Section One Hundred, Edgehill Estates of record in Plat Book 4860, page 25, amended in Book 7907, page 103, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Said Lot No. 38 fronts 55.5 feet on the northerly margin of 9th Avenue South and extends back between parallel lines 110.0 feet to an alley on the rear on which it measures 55.5 feet.

Being the same property conveyed to Deborah Caruthers Coleman by Quitclaim Deed from Eugene P. Coleman, dated February 20, 1996, recorded July 5, 1996 in Book 10112, page 699, Register's Office for Davidson County, Tennessee. Also acquired by Instrument of record in Book 7854, page 747, said Register's Office.

unimproved ☐
This is improved ☒ property, known as **928 Southside Place** (House Number) (Street) (P.O. Address) **Nashville, TN** (City or Town) **37203** (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 4860, page 25 and Book 7907, page 103, said Register's Office and (c) Restrictions of record in Book 7854, page 747, said Register's Office.

This conveyance is made Pursuant to Amended Agreed Order Granting Motion to Sell Real Property in the United States Bankruptcy Court for the Middle District of Tennessee.

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 24th day of November, 2015.

/Deborah Coleman

Deborah Caruthers Coleman

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, of said County, Deborah Caruthers Coleman, 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 24th day of November, 2015.

Commission expires:



Pam McBroom

Notary Public