WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150106510 DEEDWARR
Recvd: 12/17/15 09:58 2 pgs
Fees: 13.00 Taxes: 2775.00
20151217-0126864

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$750,000.00** .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF DECEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

PAM M... NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires MAY 8, 2016

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
JAMES MATTHEW OBRION	**Same as Owner**	**118-5-84.00**
(NAME)	(NAME)	
1010 BATTLEFIELD DRIVE		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37204		
(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 **JAMES MATTHEW OBRION, UNMARRIED AND KALEY C. TODD, UNMARRIED, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP** 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. 6 on the Map of O.F. Noel's Plan of Lots, called Noelton, not of record, described as follows:

Beginning at a point on the northerly margin of Battlefield Drive at the southwest corner of said Lot No. 6; thence northerly with the westerly line of said Lot 175 feet to a point; thence easterly parallel to the north margin of Battlefield Drive 65 feet to a point; thence southerly parallel to the first line 175 feet to the north margin of Battlefield Drive; thence with the margin of the same, westerly 65 feet to the point of beginning.

Being the same property conveyed to Aspen Construction, LLC by Warranty Deed from Alfred L. Hill and wife, Geraldine J. Hill, dated March 26, 2015, recorded March 27, 2015 as Instrument Number 20150321-0026553, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as

1010 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 the 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 14th day of December, 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 (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 14th day of December, 2015.

Commission expires:

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

Pam McBroom
Notary Public