Davidson County DEEDWARR
Recvd: 02/02/16 15:33 3 pgs
Fees:18.00 Taxes:2219.63
20160202-0010281

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$599,900.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF FEBRUARY, 2016.

Notary Public

MY COMMISSION EXPIRES: 1-6-2020
(AFFIX SEAL)

ELAINE K. EVERSMEYER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 01-06-2020

THIS INSTRUMENT WAS PREPARED BY
The Closing Company Title & Escrow LLC
8005 Church Street E, Ste 219
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephen Butler	CMG Financial	**118-12-C-2.00CO**
(NAME)	(NAME)	
904 Caruthers Avenue	3160 Crow Canyon Rd #280	**Out of**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	San Ramon CA 94583	**105-13-393.00**
(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 **STEPHEN BUTLER, AN UNMARRIED MAN** 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 B as shown on Exhibit "C" in the Declaration Of Covenants, Conditions and Restrictions for Homes At 902 and 904 Caruthers Ave., a Horizontal Property Regime With Private Elements pursuant to Tennessee Code Annotated Section 66-27-103(b) of record in Instrument Number 20150317-0022691, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being a portion of the property conveyed to Aspen Construction Investments, LLC, a Tennessee Limited Liability Company by Warranty Deed from Rex. E. Collier and wife, Malvina Golden-Collier, dated December 4, 2014, and filed for record December 8, 2014 as Instrument Number 20141208-0112100, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **904 Caruthers Avenue** (House Number / Street) **Nashville, TN** (P.O. Address / City or Town) **37204** (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) 2016 real property taxes have been prorated and assumed by the buyer; (b) all matters appearing on the plan of record in Book 547, page 71 and Exhibit "C" of Instrument Number 20150317-0022691, said Register's Office and (c) Restrictions of record in Instrument Number 20150317-0022691, said Register's Office and (d) Easement Agreement for Ingress and Egress of record in Instrument Number 20141208-0112102, Register's Office for Davidson County, 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 1st day of February, 2016.

Aspen Construction Investments, LLC

By:

John Zelenak, President

ACKNOWLEDGMENT

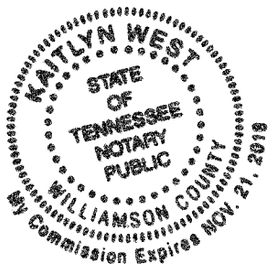
STATE OF TENNESSEE

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 Investments, 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 1st day of February, 2016.

Commission expires:



Notary Public

Certification of Authenticity

I, Kim Hollingshead, do hereby make oath that I am a license attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Kim Hollingshead who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: _____

Notary's Seal (if on paper)

KARA L. WALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-18-2018

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007, shall be considered validly registered with or without the certification provided in subdivision (2).