WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160030435 DEEDWARR
Recvd: 04/14/16 14:40 2 pgs
Fees:13.00 Taxes:1570.19

20160414-0035870

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $424,375.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF APRIL, 2016.

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 219
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Aspen Construction Investments, LLC	**Same as Owner**	**118-1-430.10**
(NAME)	(NAME)	
PO Box 2092		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37024		
(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, **KNOX AVENUE PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ASPEN CONSTRUCTION INVESTMENTS, 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 7, Kirkwood Gardens, as shown on plat of record in Plat Book 3106, page 62, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Lee F. Vandyke, a married man, by Warranty Deed from Robert Thomas, an unmarried man, dated September 02, 2004, and filed September 16, 2004, of record in Instrument Number 20040916-0111543, Register's Office for Davidson County, Tennessee.

Being a portion of the property conveyed to Knox Avenue Properties, a Tennessee general partnership by Quitclaim Deed from Lee Vandyke a/k/a Lee F. Vandyke and Bret Moore, dated April 12, 2016 and filed for record as Instrument Number 20160414-0035865, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **811 Knox Avenue** (House Number) (Street) (P.O. Address) **Nashville, TN** (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 and (b) all matters appearing on the plan of record in Book 3106, page 62, 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 12th day of April, 2016.

Knox Avenue Properties, LLC

By: _____
Lee F. Vandyke, Partner

By: _____
Bret Moore, Partner

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a notary public in and for said County and State, personally appeared, Lee F. Vandyke, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Partner of Knox Avenue Partnership (the "Company") the within named bargainor, a Tennessee general partnership and that as such Partner being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Company by himself as Partner.

Witness my hand and official seal at Brentwood, Tennessee this 12th day of April, 2016.

Commission expires:

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

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a notary public in and for said County and State, personally appeared, Bret Moore, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Partner of Knox Avenue Partnership (the "Company") the within named bargainor, a Tennessee general partnership and that as such Partner being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Company by himself as Partner.

Witness my hand and official seal at Brentwood, Tennessee this 12th day of April, 2016.

Commission expires:

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

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Notary Public