WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160042942 DEEDWARR
Recvd: 05/23/16 10:36 2 pgs
Fees:13.00 Taxes:1110.00

20160523-0051205

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$300,000.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF MAY, 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, LLC	**Same as Owner**	**104-1-404.00**
(NAME) **PO Box 2092**	(NAME)	
(ADDRESS) **Brentwood, TN 37027**	(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, **OLEN B. ROSS, 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 SUCCESSORS 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 part of Lot No. 10, all of Lot No. 11 and part of Lot No. 12 on the Plan of Wrenwood, as of record in Book 1130, page 55, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 10, all of Lot No. 11 and part of Lot No. 12 begin at a point in the easterly margin of Acklen Park Drive, formerly Pilcher Place, 1 foot south of the common corner of Lots Nos. 10 and 11; thence along the easterly margin of Acklen Park Drive, formerly Pilcher Place, northwardly 60 feet to a point 9 feet north of the common corner of Lots Nos. 11 and 12; thence eastwardly 89 feet, more or less to a point; thence southeastwardly 55 feet to a point, the common corner of Lots Nos. 13, 14, 11 and 7; thence with the line between lots Nos. 7 and 11, southwestwardly 37.7 feet to a point; thence westwardly 125 feet, more or less, to the point of beginning.

Being the same property conveyed to Vyron E. Ross, Jr., unmarried by Warranty Deed from C. W. Graham, and wife Orpha Graham, dated May 19, 1954, and filed May 21, 1954, of record in Book 2279, page 59, Register's Office for Davidson County, Tennessee. The said Vyron E. Ross, Jr died intestate, January 11, 2013. Order to Close without accounting filed September 17, 2103 names Olen B. Ross as the sole heir at law of the Estate of Vyron Earl Ross, Jr., Seventh Circuit Court for Davidson County, State of Tennessee, at Nashville Probate Division. Affidavit of Heirship of record as Instrument Number 20160523-0051203, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **503 Acklen Park Drive** (House Number) (Street) (P.O. Address) **Nashville, TN** (City or Town) **37205** (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 1130, page 55, 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 20th day of May, 2016.

Olen B. Ross
By Galen E. Ross Attorney in Fact

Olen B. Ross
By: Galen E. Ross, Attorney in Fact

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, of said County Galen E. Ross, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing Instrument on behalf of Olen B. Ross, the within named bargainor, and acknowledged that he executed the within instrument for the purposes therein contained as the free act and deed of Olen B. Ross.

Witness my hand and official seal at Brentwood, Tennessee this 20th day of May, 2016.

Commission expires:

PAM McBROOM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 6, 2018

Pam McBroom
Notary Public

Power of Attorney document of record as Instrument Number _____, Register's Office for Davidson County, Tennessee.