WARRANTY DEED

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$756,401.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF JUNE, 2016.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans: T20160049861 DEEDWARR
Recvd: 06/13/16 14:32 2 pgs
Fees: 13.00 Taxes: 2798.68
20160613-0059656

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 Hannaway	**Castle & Cooke Mortgage, LLC**	**103-8-61.00**
(NAME)	(NAME)	
98 44th Avenue	**2735 East Parley's Way, Ste 305**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	**Salt Lake City, UT 84109**	
(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 OF BRENTWOOD, INC., A TENNESSEE CORPORATION** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **STEPHEN HANNAWAY AND ELIZABETH N. HANNAWAY, HUSBAND AND WIFE,** 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. 4 on the Plan showing subdivison of Lot No. 346 in the Richland Realty Company's Subdivison of West Lawn of record in Book 547, page 21, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Aspen Construction of Brentwood, Inc., a Tennessee corporation by Warranty Deed Jane Annette Burns Anderson, Sheryl Elaine Burns Radley, Virgina Jo Burns Jenkins and husband, Donald A. Jenkins and John Anthony Burns, dated August 27, 2015, and recorded September 1, 2015, of record in Instrument Number 20150901-0088803, and corrected by Scrivener's Affidavit of record in Instrument Number 20160126-0007585, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **98 44th Avenue** (House Number) (Street) (P.O. Address) **Nashville, TN** (City or Town) **37209** (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 Plat Book 547, page 21, said Register's Office and (c) Restrictions of record in Instrument Number 20151201-0120838, 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 6th day of June, 2016.

Aspen Construction of Brentwood, Inc.

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 of Brentwood, Inc. (the "Company") the within named bargainor, a Tennessee corporation 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 6th day of June, 2016.

Commission expires:

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

_____
Notary Public