WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160065642 DEEDWARR
Recvd: 08/01/16 09:10 2 pgs
Fees: 13.00 Taxes: 1184.00

20160801-0078736

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00

Megan Kim
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of July, 2016

Pam McBroom
Notary Public

MY COMMISSION EXPIRES: 5/8/2018
(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Aspen Construction Holdings, LLC, a Tennessee limited liability company	SAME AS OWNER	105-09 269.00
(NAME)	(NAME)	
8005 Church St. E, Ste 201		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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, **Edward L. Patton Sr.,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Aspen Construction Holdings, 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 23 on the Map of A. V. Jones' Subdivision of Blocks 2, 4 etc. of Jones & Dudley's Addition, as of record in Book 57, page 147, Register's Office for said County. Said Lot No. 23 fronts 50 feet on the south side of Wallace Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Willa Mae Wray by Warranty Deed from Wayman C. Wray, dated August 26, 1949, of record in Book 1734, page 405, Register's Office for Davidson County, Tennessee. Willa Mae Wray died testate, devising said property to Waymon Eldridge Leon Wray (see Will Book 101, page 547, Probate Court for Davidson County, Tennessee). Also being the same property conveyed to Wayman Eldridge Wray and wife Gladys Williams Wray by Quitclaim Deed from Wayman Eldridge Wray and H. Tom Kittrell, Jr., Trustee, dated May 27, 1982, of record in Book 5891, page 884, Register's Office for Davidson County, Tennessee. Wayman Eldridge Wray died, whereupon Gladys Williams Wray Wray became the sole owner of said property as the surviving tenant. See Affidavit of Heirship of record in Instrument No. 20150713-0067664, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Timothy Patton by Quitclaim Deed from William Patton, dated July 10, 2015, of record in Instrument No. 20150713-0067665, Register's Office for Davidson County, Tennessee. AND being the same property conveyed to Edward L. Patton Sr. by Quitclaim Deed from Timothy Patton, dated October 30, 2015, of record in Instrument No. 20151030-0110711, Register's Office for Davidson County, Tennessee.

Grantor certifies that the property herein conveyed is not the primary residence of the grantor, his spouse or his dependents.

This conveyance is subject to the following: Taxes for the year 2016, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 57, page 147; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1015 Wade Avenue, Nashville, TN 37203

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 29th day of July, 2016.

Edward L. Patton Sr.

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Edward L. Patton Sr., with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 29th day of July, 2016.

Notary Public
My Commission Expires: _____

File No.: 23500

