WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160082982 DEEDWARR
Recvd: 09/21/16 14:13 2 pgs
Fees: 13.00 Taxes: 1942.50
20160921-0099636

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$525,000.00** .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF SEPTEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

PAM McBROOM
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 6, 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**	**104-16-58.00**
(NAME) **8005 Church St. E, Ste 201**	(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, WE, **GAYE H. CONDURELIS, A MARRIED WOMAN,** HEREINAFTER CALLED THE GRANTOR, HAS 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 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 a portion of Lot No. 60 on the Plan of Revised Plan of Geo. W. Blair's Subdivision of Belmont Heights, as of record in Plat Book 332, page 117, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Gaye H. Condurelis by Quitclaim Deed, from Steven G. Condurelis, dated January 19, 2012, recorded February 3, 2012 in Instrument No. 20120203-0009858, Register's Office for Davidson County, Tennessee. Also acquired in Instrument Number 20010501-0043827, said Register's Office.

unimproved ☐
This is improved ☒ property, known as **2000 Ashwood Avenue** **Nashville, TN** **37212**
(House Number) (Street) (P.O. Address) (City or Town) (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 332, page 117 said Register's Office and (c) Restrictions of record in Book 5080, page 315, 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.

The property herein conveyed is not the primary residence of the grantor or their spouse or dependents. Steven G. Condurelis joins in this conveyance solely to release any marital rights or interest he may have in the subject property.

Witness my hand this 21st day of September, 2016.

Gaye H. Condurelis

Steven G. Condurelis

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, of said County, Gaye H. Condurelis, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 21st day of September, 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

Personally appeared before me, the undersigned, of said County, Steven G. Condurelis, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 21st day of September, 2016.

Commission expires:

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

Notary Public