WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160084410 DEEDWARR
Recvd: 09/26/16 13:44 2 pgs
Fees:13.00 Taxes:1665.00
20160926-0101316

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$450,000.00** .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF SEPTEMBER, 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 DEVELOPMENT, LLC	**SAME AS OWNER**	**117-12-77.00**
(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, I, **HARRY BOYD MCNUTT, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ASPEN DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABLITY 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 No. 6 on the Map of Galecrest No. 2, Block "D", as of record in Book 1424, Page 3, Register's Office for said County, and described as follows:

Beginning at a point in the southerly margin of Noelton Avenue, the common corner of Lots 5 and 6; thence with the line between said lots southerly 195.1 feet to a point; thence easterly 80 feet to the west margin of Granny White Pike; thence with the margin of said Pike, northerly 180.9 feet to the beginning of a curve; thence around said curve, northwesterly 30.53 feet to the southerly margin of Noelton Avenue; thence with the margin of said Avenue, westerly 47.7 feet to the beginning.

Being the same property conveyed to Larry Boyd McNutt, Trustee under the Blankinship Family Trust Dated February 23, 1993 with a life estate reserved by Jessica Irene McNutt, a widow, dated February 23, 1993, recorded March 4, 1993 in Book 8879, page 741, Register's Office for Davidson County, Tennessee. The said Jessica Irene McNutt, having died June 17, 2012.

Further, being the same property conveyed to Harry Boyd McNutt by Quitclaim Deed, from Harry Boyd McNutt, Co-Trustee and Larry Boyd McNutt, Co-Trustee of the Blankinship Family Trust dated February 23, 1993, executed August 22, 2016, recorded August 24, 2016 in Instrument Number 20160824-0088657, Register's Office for Davidson County, Tennessee. The said Harry Boyd McNutt herein vested is one and the same as Harry Boyd McNutt, Jr, with survivorship interest from instrument of record in 6708, page 351, said Register's Office.

unimproved ☐
This is improved ☒ property, known as **1201 Noelton Avenue** (House Number) (Street) (P.O. Address) **Nashville, TN** (City or Town) **37215** (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 1424, page 3, said Register's Office.

The property herein conveyed is not the primary residence of the grantor, spouse or dependents.

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 23rd day of September, 2016.

Harry Boyd McNutt

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, of said County, Harry Boyd McNutt, 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 23rd day of September, 2016.

Commission expires:

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

Notary Public