WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160093958 DEEDWARR
Recvd: 10/25/16 09:01 2 pgs
Fees:13.00 Taxes:1450.40
20161025-0112520

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $392,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of October, 2016

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 100, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Aspen Development, LLC, a Tennessee Limited Liability Company	Aspen Development, LLC, a Tennessee Limited Liability Company	105-01-0/111.00
(NAME)	(NAME)	
8005 Chruch Street E., Suite 201	8005 Chruch Street E., Suite 201	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Valerie Mason, Gloria Battle, Deborah Jones, Reginald Jones, and Valencia Jones,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Aspen Development, 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:

Being part of Lot No. 122 on M.A. Spurr's Resubdivision as of record in Book 21, page 83, Register's Office for said County and described according to survey made by Barge Waggoner and Sumner Engineer's dated May 13, 1970 as follows:

Beginning at an iron pin in the westerly margin of Villa Place, thence with said street, South 8 degrees 48 min 30 sec West 30.7 feet to an iron pin at the beginning of a curve; thence around said curve, southwesterly 30.74 feet to an iron pin in the northerly margin of Tremont Avenue; thence with the same North 83 degrees 08 min West 16 feet to an iron pin at the beginning of a curve; thence around said curve, northwesterly 24.07 feet to an iron pin with the easterly margin of Alley No. 438 North 8 degrees 48 min 30 sec East 34.5 feet to an iron pin; thence South 83 degrees 08 min East 150.8 feet to the point of beginning containing 7, 404.5 square feet.

Being the same property conveyed to Dorthy I. Jones, a widow by deed from Joseph G. Williams and wife, Tabitha C. Williams dated October 31, 1972 and filed for record November 10, 1972 in Book 4654, page 543, Register's Office for Davidson County, Tennessee. The said Dorthy I. Jones having died intestate on October 6, 1993 the property is vested to Valerie Mason, Gloria Battle, Deborah Jones, Reginald Jones and Valencia Jones all heirs at law of Dorthy I. Jones as evidenced by those affidavits of heirship of record as Instrument No. 20160725-0076411 and 20160725-0076412, Register's Office for Davidson County, Tennessee.

The said named Dorthy I. Jones is one and the same as Dorothy I. Jones.

Subject to any and all matters appearing on the Plan of record in Book 21, page 83, Register's Office for Davidson County, Tennessee.

Subject to any and all zoning regulations, building restrictions and setback lines if any and any and all easements for public utilities.

Taxes for the current year have been prorated and assumed by the Grantee(s).

unimproved ☐

This is improved ☑ property, known as 1031 Villa Place, Nashville, TN 37212
(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/our hands this 21st day of October, 2016.

Valerie Mason
Valerie Mason

Gloria Battle
Gloria Battle

Deborah Jones
Deborah Jones

Reginald L. Jones
Reginald Jones

Valencia Jones
Valencia Jones

State of Tennessee
County of Davidson

Personally appeared before me Valerie Mason, Gloria Battle, Deborah Jones, Reginald Jones, and Valencia Jones, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 21st day of October, 2016.

Notary Public
My Commission Expires: 1-20-20

File No.: 201610019

STATE OF TENNESSEE NOTARY PUBLIC C. JACOBS RUTHERFORD CO., TN