# WARRANTY DEED

2002 R[illegible]
Nashville TN 37210

BILL GARRETT, Davidson County
Trans:T20160102273 DEEDWARR
Recvd: 11/18/16 11:54 2 pgs
Fees:13.00 Taxes:3015.50
20161118-0121939

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$815,000.00** .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF NOVEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 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 |
|---|---|---|
| **Luciano Delpozzo** | New Owner | **118-9-275.00** |
| (NAME) | (NAME) | |
| **905 Noelton Ave** | | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37204** | | |
| (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 HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LUCIANO DELPOZZO AND BENEDETTA ZANETTI, 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. 5 on the Plan of Noelton Subdivision of record in Instrument Number 20140617-0052839, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for more complete and accurate details of said lot.

Being a portion of the property conveyed to Aspen Construction Holdings, LLC, a Tennessee limited liability company by Quitclaim Deed, from Aspen Construction Inc. now known as Aspen Construction of Brentwood Inc., a Tennessee Corporation, dated July 21, 2015, and filed July 22, 2015, of record in Instrument Number 20150722-0071687, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **905 Noelton Avenue** (House Number) (Street) (P.O. Address) **Nashville, TN** (City or Town) **37204** (Postal Zip)

This conveyance is made subject to all conditions, easements and 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 Instrument Number 20140617-0052839, said Register's Office and (c) Restrictions of record in Instrument Number 20160304-0021106, 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** 10th day of November, 2016.

**Aspen Construction Holdings, LLC**

**By:**
**John Zelenak, President**

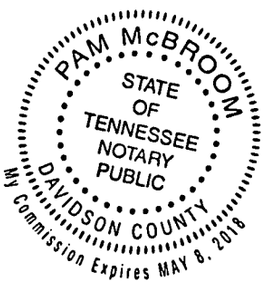
**ACKNOWLEDGMENT**

**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 Holdings, LLC (the "Company") the within named bargainor, a Tennessee limited liability company 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 10th day of November, 2016.

Commission expires:




Notary Public