WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170014401 DEEDWARR
Recvd: 02/17/17 09:22 2 pgs
Fees:13.00 Taxes:2774.63
20170217-0016377

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$749,900.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF FEBRUARY, 2017.

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
Patrick D. Vicars and Julie A. Vicars	**Same as Owner**	**131-22-V-1.00CO**
(NAME) **1915 Kimbark Drive**	(NAME)	**Out of**
(ADDRESS) **Nashville, TN 37215**	(ADDRESS)	**131-2-79.00**
(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 **PATRICK D. VICARS AND WIFE, JULIE A. VICARS,** 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 Unit A of the 49 Colonial Cottages, a planned unit development, as shown on Exhibit "B" in the Declaration Of Covenants, Conditions and Restrictions for 49 Colonial Cottages, a Horizontal Property Regime With Private Elements pursuant to Tennessee Code Annotated Section 66-27-103(b) of record in Instrument Number 20160420-0038436, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said unit. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 49 Colonial Cottages, a Horizontal Property Regime contained in said Declaration, the plat filed at Exhibit "B" to said Declaration appearing in Instrument Number 20160420-0038436 and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Aspen Construction Holdings, LLC, a Tennessee limited liability company by Quitclaim Deed from Nashville Now Investments, LLC, a Tennessee limited liability company, dated December 29, 2016, and recorded January 3, 2017, as Instrument Number 20170103-0000101, Register's Office Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **1915 Kimbark Drive** (House Number) (Street) **Nashville, TN** (P.O. Address) (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) 2017 real property taxes have been prorated and assumed by the buyer; (b) all matters appearing on the plan of record in Book 1130, page 102, said Register's Office and (c) Restrictions of record in Instrument Number 20160420-0038436 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 15th day of February, 2017.

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 15th day of February, 2017.

Commission expires:

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

Notary Public