WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170021706 DEEDWARR
Recvd: 03/14/17 11:19 2 pgs
Fees:13.00 Taxes:3403.63
20170314-0024916

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$919,900.00** .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF MARCH, 2017.

Notary Public

MY COMMISSION EXPIRES: 5-3-2020 (AFFIX SEAL)

Angela K. Robertson
State of Tennessee
Notary Public
Williamson County

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
Justin R. Williams	**Eagle Bank**	**104-14-70.00**
(NAME)	(NAME)	
2219 29th Ave S.	**6010 Executive Blvd, Ste 300**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	**Rockville, MD 20852**	
(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 **JUSTIN RYAN WILLIAMS AND LAURA NICOLE BURDINE, 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 the northerly part of Lot No. 56 on the map of Bransford Realty Company's Subdivision of Westmoreland Place, of record in Book 421, page 16, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 56 begins on a stake in the margin of 29th Avenue, South 106 ft. north of the northwest corner of West Linden Avenue and 29th Avenue, South; thence with the westerly margin of 29th Avenue South 94 ft. to an alley; thence west with the southerly margin of said alley 75 ft. to a stake; thence south parallel with the westerly margin of 29th Avenue, South, 94 feet to a stake; thence eastwardly parallel with the westerly margin of said alley 75 feet to the point of beginning, making said lot front 94 ft. on the 29th Avenue, South, and extend back between parallel lines with the southerly margin of said alley 75 feet to a dead line.

Being a portion of the property conveyed to Aspen Construction Holdings, LLC, a Tennessee limited liability company by Warranty Deed from Anna Marie Haugh also known as Anna Marie Guiffre Haugh, Anna Haugh and/or Marie Haugh, dated August 18, 2015, recorded August 19, 2015, as Instrument Number 20150819-0083586, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as

2219 29th Avenue S			**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) 2017 real property taxes have been prorated and assumed by the buyer and (b) all matters appearing on the plan of record in Book 421, page 16, 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 9th day of March, 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 9th day of March, 2017.

Commission expires:



Notary Public