WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170023859 DEEDWARR
Recvd: 03/21/17 10:49 2 pgs
Fees:13.00 Taxes:1627.63
20170321-0027372

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$439,900.00** .

Megan Kim
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF MARCH, 2017.

Pam McBroom
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
James Rudolph	**Ameris Bank**	**72-14-96.00**
(NAME)	(NAME)	
3294 Powfoot Ridge	**PO Box 200013**	
(ADDRESS)	(ADDRESS)	
Cincinnati, OH 45245	**Kennesaw, GA 30156**	
(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 INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES RUDOLPH AND DEBORAH ANN RUDOLPH, 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 westerly 47-1/2 feet of the southerly 134.0 feet of Lot No. 13 on the plan of Lots Nos. 28, 29, and part of 30 of the Brownsville Addition as surveyed for A.H. Robinson, of record in Book 57, page 1, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more and complete and accurate description.

Said part of Lot No. 13 begins at the Southeast corner of Lot No. 12 at the northerly margin of Straightway Avenue, formerly Main Street; thence with the line between Lots Nos. 12 and 13, North 3 deg. East 135 feet to a point; thence South 86 deg. 40' East 47-1/2 feet to a point; thence South 3 deg. West 134 feet to a point in the northerly margin of said Avenue North 86 deg. 40' West 47-1/2 feet to the point of beginning.

Together with a Permanent and Non-Exclusive 15' Right-of-Way Easement for Ingress and Egress.

Being a portion of the property conveyed to Aspen Construction Investments, LLC, a Tennessee limited liability company by Quitclaim Deed from Aspen Construction, LLC, a Tennessee limited liability company, dated June 11, 2015, and filed June 15, 2015, of record in Instrument Number 20150615-0056385, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **1411 Straightway Avenue** (House Number) (Street) **Nashville, TN** (P.O. Address) (City or Town) **37206** (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 Plat Book 57, page 1, 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 20th day of March, 2017.

Aspen Construction Investments, LLC

By: _____
Carla Gibbs, Authorized Agent

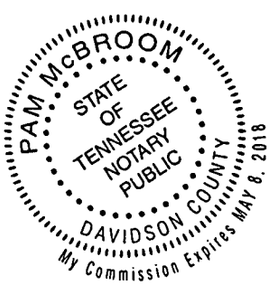
ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a notary public in and for said County and State, personally appeared, Carla Gibbs, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Authorized Agent of Aspen Construction Investments, LLC (the "Company") the within named bargainor, a Tennessee limited liability company and that as such Authorized Agent, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Company by herself as Authorized Agent.

Witness my hand and official seal at Brentwood, Tennessee this 20th day of March, 2017.

Commission expires:



_____
Notary Public