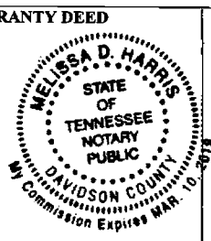
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $787,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF MARCH, 2017.

Notary Public

MY COMMISSION EXPIRES: 03/10/2019

(AFFIX SEAL)

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
Dallas Davidson	New Owner	**118-9-274.00**
(NAME)	(NAME)	
909 Noelton Avenue		
(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 **DALLAS DAVIDSON AND NATALIA DAVIDSON, 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(s) 4, as shown on the map entitled the Plan of Noelton Subdivision, of record in Instrument No. 20140617-0052839, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Together with a Permanent and Non-Exclusive 15' Right- of-Way Easement over and across Lots 1, 2, 3 and 5, as shown on the above-referenced Plan of Noelton Subdivision, for purposes of ingress to and egress from the Property via Noelton Avenue. The location of said Right-of-Way Easement and the rights and obligations of the various Lot owners with respect thereto were established, with respect to the portion thereof that crosses the said Lots 2 and 3, by reference thereto in the above-referenced Plan of Noelton Subdivision, with respect to the portion thereof that crosses Lot 1, by that certain Easement Agreement, of record as Instrument No. 20160405-0032467 and corrected in Instrument No. 20170321-0027602, said Register's Office, and with respect to the portion thereof that crosses Lot 5, by that certain Easement Agreement, of record as Instrument No. 20161118-0121940, said Register's Office.

Being a portion of the same property conveyed to ASPEN CONSTRUCTION, INC., A TENNESSEE CORPORATION, by deed from AI DEVCO, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20140502-0037519, dated March 2, 0014, said Register's Office. Being a portion of the same 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, of record in Instrument No. 20150722-0071687, dated July 21, 2015, said Register's Office.

unimproved ☐
This is improved ☒ property, known as **909 Noelton Avenue** (House Number) (Street) **Nashville, TN** (P.O. Address) (City or Town) **37204** (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 Instrument Number 20140617-0052839, said Register's Office and (c) Restrictions of record in Instrument Number 20160304-0021107, said Register's Office.

Davidson County DEEDWARR
Recvd: 03/22/17 10:19 3 pgs
Fees:18.00 Taxes:2913.75
20170322-0027899

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 17th day of March, 2017.

Aspen Construction Holdings, LLC

By: Carla Gibbs

Carla Gibbs, Authorized Agent

ACKNOWLEDGMENT

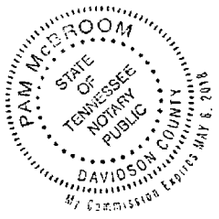
STATE OF TENNESSEE

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 Holdings, 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 17th day of March, 2017.

Commission expires:



Pam McBroom

Notary Public

True Copy Certification

I, Paul F. Soper, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Tricia Ball, a notary public for this county and state, Paul F. Soper who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/6/17
Notary' Seal (if on paper)

