WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170033681 DEEDWARR
Recvd: 04/21/17 10:14 2 pgs
Fees:13.00 Taxes:3241.00
20170421-0039215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $875,945.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires May 8, 2018

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

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
Henry and Ellen Varnell	SAME	**104-14-69.00**
(NAME)	(NAME)	
2217 29th Ave S		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(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 **HENRY DEWEY VARNELL, IV AND ELLEN JEAN VARNELL, 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 south 40 feet front and 30 feet rear of Lot No. 57 on the Map of Bransford Realty Company's Subdivision of Westmoreland Place, as of record in Book 421, page 16, Register's Office for Davidson County, Tennessee.

Said part of said Lot No. 57 fronts 40 feet on the westerly side of 29th Avenue South and runs back between lines, along the northerly margin of an alley, 245 feet to an alley in the rear on which it measures 30 feet.

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, executed August 18, 2015, and recorded August 19, 2015, of record in Instrument Number 20150819-0083586, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **2217 29th Avenue S** (House Number / Street) (P.O. Address) **Nashville, TN** (City or Town) **37212** (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 Plat 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 20th day of April 2017.

Aspen Construction Holdings, LLC

By: Aspen Construction, LLC, Member

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, LLC, member of Aspen Construction Holdings, LLC (the "Company") the within named bargainor, a Tennessee limited liability company and that as such President and Member, 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 and Member.

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

Commission expires:

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

Notary Public