WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$500,000.00** .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF APRIL 2017.

Notary Public

MY COMMISSION EXPIRES: May 3, 2020

(AFFIX SEAL)

MEGAN KRINER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

BILL GARRETT, Davidson County
Trans:T20170037515 DEEDWARR
Recvd: 05/03/17 14:09 2 pgs
Fees:13.00 Taxes:1850.00
20170503-0043789

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
Aspen Construction, LLC	**Same as Owner**	**118-5-51.00**
(NAME)	(NAME)	
PO Box 2092		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37024		
(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, **ELLIOTT G. WEBB AND WIFE, MARTHA R. WEBB,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ASPEN CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** 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 east 65 feet on the Lot No. 7 and the west 10 feet of Lot No. 8 on the Plan of Subdivision of the south part of L.G. Noel's Property, as of record in Book 547, page 105, said Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Artie Webb, unmarried, by Warranty Deed from Billie Frances Townes, of record in Book 4306, page 741, Register's Office for Davidson County, Tennessee. Said Artie Webb, unmarried, having died on February 21, 1986, without issue and predeceased by he parents. Thereby vesting property into siblings, Tishie G. Webb, Judge Webb, Jr., Wallace Webb, Lenora Lee, Willie H. Webb, and Joe S. Webb. The said Tishie G. Webb, Judge Webb, Jr., and Wallace Webb conveyed their interest unto Lenora Lee by Quitclaim Deed of record in Book 6906, page 586, said Register's Office. The said Willie H. Webb and Joe S. Webb conveyed their interest unto Lenora Lee by Quitclaim Deed of record in Book 6924, page 332, said Register's Office. The said Lenora Lee died testate April 10, 1997, naming Reverend James Turner as executor of Estate and property conveyed to her heirs, Zennia Morton, Tony Webb, Reverend Elliott Webb, Donzetta Turner, Geraldine Steele, and Judy Webb, according to Affidavit of Inheritance of Real Estate, of record in Book 11011, page 80, said Register's Office. The said Executor and heirs, conveyed property unto Reverend Elliot Webb (correctly know as Reverend Elliott Webb), and wife Martha Webb by Quitclaim Deed of record in Instrument Number 20000412-0036917, said Register's Office.

Finally, being the same property conveyed to Elliott G. Webb and Martha R. Webb, husband and wife, by Quitclaim Deed from Elliott G. Webb and Martha R. Webb, husband and wife and Reverend Elliott Webb and Martha Webb, husband and wife, executed March 6, 2013, and recorded April 8, 2013 of record in Instrument Number 20130408-0034472, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **1016 Gale Lane** (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 and (b) all matters appearing on the plan of record in Book 547, page 105, 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 28th day of April, 2017.

Elliott G. Webb

Martha R. Webb

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, of said County, Elliott G. Webb, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 28th day of April 2017.

Commission expires:

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

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, of said County, Martha R. Webb, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 28th day of April 2017.

Commission expires:

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

Notary Public