THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Suite 102 Stone Gate Corporate Center
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Aspen Construction, LLC
PO Box 2092
Brentwood, TN 37024
SEND TAX BILLS TO:
New Owner

BILL GARRETT, Davidson County
Trans:T20170037531 DEEDWARR
Recvd: 05/03/17 14:16 4 pgs
Fees:23.00 Taxes:1387.50
20170503-0043800

WARRANTY DEED

(Map 104-5, Parcel 76.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, the undersigned, **MICHAEL MCDONALD CLUNAN, JR., unmarried, and GLENN CLUNAN, unmarried, and KAREN CLUNAN, n/k/a KAREN BURGIO, married**, hereinafter referred to as "Grantors", have bargained and sold and do hereby transfer and convey unto **ASPEN CONSTRUCTION, LLC, a Limited Liability Company**, hereinafter referred to as "Grantee", its heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> LAND located in Davidson County, Tennessee, being part of Lot No. 35 on the Map of Hardison and Young's Lots in West End Park, according to plat and survey of same appearing of record in Book 421, page 190, in the Register's Office of Davidson County, Tennessee.
>
> Said part of Lot 35 is further described as follows: Beginning at the southeast corner of Lot 35, then north 88 deg. 12 min, west, 204.7 feet to a point in the easterly margin of Pilcher Avenue; thence with the margin of Pilcher Avenue 54.5 feet to a point; thence with the northerly margin of Lot No. 35 North 88 deg. 30 min east 173 feet to an alley; thence south 50 feet with the margin of said alley to the point of the beginning.
>
> BEING the same property conveyed to Michael McDonald Clunan, Sr. and wife, Stella B. Clunan, Installment Deed from W. L. Bainbridge, Jr., and wife, Julia W. Bainbridge, of record in Book 2499, page 144, in the Register's Office of Davidson County, Tennessee, executed March 27, 1956 and recorded April 5, 1956. The said Michael McDonald Clunan having since died leaving Stella Boyle Clunan as the surviving tenant by the entirety. Subsequently, Stella Boyle Clunan dies testate June 7, 1984. Her will was duly probated under Docket No. 76486 in the Probate Court for Davidson County, Tennessee and recorded under Instrument No. 20100629-0050634, in the Register's Office for Davidson County, Tennessee. Affidavit of Inheritance of record in Instrument No. 20100629-0050635, in said Register's Office. Property now vested as Karen Clunan, n/k/a Karen Burgio and Glenn Clunan, with a life estate held by Michael McDonald Clunan, Jr.
>
> THIS CONVEYANCE IS MADE SUBJECT TO minimum building setback lines, public utility and drainage easements, and all other matters as shown on subdivision plat of record in Book 421, page 190, and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.

This is improved property known as 519 Acklen Park Dr., Nashville, TN 37205.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantees, their heirs and assigns, forever.

Grantors covenant with the said Grantees that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except as noted herein, and for the 2017 real property taxes which will be prorated at closing and paid by the Grantees.

Grantors further covenant and bind Grantors, their heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS and signatures on this the 28th day of April, 2017.

Michael McDonald Clunan Jr.
MICHAEL MCDONALD JR.* CLUNAN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael McDonald* Jr. the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained. * CLUNAN

Witness my hand and official seal, this the 28 day of April, 2017.

Notary Public

My Commission Expires: MAY 20, 2017

(SEAL)

J KASEY TALBOTT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

WITNESS MY HAND and signatures on this the 27th day of April, 2017.

GLENN CLUNAN

STATE OF FLORIDA
COUNTY OF Seminole)
)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Glenn Clunan. the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 27 day of April, 2017.

Notary Public

My Commission Expires: May 16, 2020
(SEAL)

CHERYL BERGERON
Commission # FF 984177
Expires May 16, 2020
Bonded Thru Troy Fain Insurance 800-385-7019

KAREN BURGIO

STATE OF FLORIDA)
COUNTY OF Orange)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Karen Burgio the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th day of April, 2017.

Notary Public

My Commission Expires: 3/15/2020
(SEAL)

JACLYN KESSLER
MY COMMISSION # FF971483
EXPIRES March 15, 2020
(407) 398-0153 FloridaNotaryService.com

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $375,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 28th day of April, 2017.

Notary Public

My commission expires: 9/25/19
(SEAL)

File No. 20170289

SHARON A. PITMON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD