WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170037545 DEEDWARR
Recvd: 05/03/17 14:24 2 pgs
Fees:13.00 Taxes:1239.50
20170503-0043815

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$335,000.00** .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF April, 2017.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Bennett & Pressley, P.C., Lawyer's Escrow Services, Inc. 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Aspen Construction, LLC		131 03 0 059.00
(NAME)	(NAME)	
8005 Church Street East, Suite 201	Same	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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, **Jack W. Derryberry, Jr., Executor of the Estate of Hiram Edward Harris, III** 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 part of Lot No. 67 and 68, on the Plan of George W. Blair's Revised Subdivision of Belmont Park Place, of record in Book 421, page 118 and 119, Register's Office for said County, and described as follows:
Beginning at a point in the northerly margin of Overhill Drive, as shown on the plan of J. G. Grissim's Subdivision, of record in Book 1424, page 36, said Register's Office, the said point being at the easterly margin of a 20-foot reserved strip as shown on the Plan of Overton Hills, of record in Book 843, page 66, said Register's Office, thence north along said 20-foot reserved strip 217.79 feet, more or less, to a point in the south line of the Welch property; thence easterly along Welch's line 60 feet to the west line of the N. W. Holbrook property (purchased from S. H. Sanders and wife, in 1951); thence south 217.79 feet, more or less, along the Holbrook property, to the northerly margin of Overhill Drive; thence along the northerly margin of Overhill Drive, westerly 60 feet to the beginning.

Being the same property conveyed to H. Edward Harris, III, unmarried, by Deed from Carol J. Baugh, unmarried, of record in Book 10043, page 520, Register's Office for Davidson County, Tennessee. The said H. Edward Harris, III, unmarried subsequently Quitclaimed unto H. Edward Harris, III, unmarried and Jo Ed Harris, unmarried, as tenants in common with right of survivorship, of record in Book 10105, page 121, said Register's Office. The said Jo Ed Harris having since died September 26, 2001, vesting title in H. Edward Harris, III, unmarried as the surviving tenant. The said H. Edward Harris, III (also known as Hiram Edward Harris, III) died October 7, 2016. The Deceased's Last Will and Testament was duly probated under Docket No. 16P-1883, in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division. The devisees under said Will are: Woodmont Christian Church having a Thirty-three and one third percent (33 1/3%) interest, Nashville Union Rescue Mission having a Thirty-three and one third percent (33 1/3%) interest, and St. Jude's Children's Research Hospital having a Thirty-three and one third percent (33 1/3%) interest. Pursuant to said Will, Jack W. Derryberry, Jr. was appointed Executor of the Decedent's estate with full power to sell, transfer, and convey said property.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 2002 Overhill Drive, Nashville, TN 37215

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 28 day of April, 2017.

Jack W. Derryberry, Jr., Executor of the Estate of
Hiram Edward Harris, III
Executor

State of Tennessee
County of Davidson

On this 28 day of April, 2017, before me, a Notary public in and for said County and State, personally appeared Jack W. Derryberry. Jr., Executor of the Estate of Hiram Edward Harris, III, 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 within instrument in his capacity as Executor for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Notary Public Shannon Philbin
My Commission Expires: 5/6/2019

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires May 6, 2019