WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170046505 DEEDWARR
Recvd: 06/01/17 13:52 2 pgs
Fees: 13.00 Taxes: 1137.75
20170601-0054573

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$307,500.00 .**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF MAY 2017.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

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

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**	**91-16-112.00**
(NAME) **8005 Church St. E, Ste 201**	(NAME)	
(ADDRESS) **Brentwood, TN 37027**	(ADDRESS)	
(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, I, CATHEY L. LISH, AN UNMARRIED WOMAN, 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 Lot No. 412 and the westerly 15 feet of Lot No. 410 of Block 20, in Charlotte Park Company's First Addition to Nashville, a plan of which is of record in Book 57, page 103, Register's Office of Davidson County, Tennessee.

Included in this description but expressly excluded from this conveyance is that portion of property described as follows:

Beginning at the southwesterly corner of said Lot No. 412, the point of intersection of the easterly margin of 46th Ave., with the northerly margin of an alley; thence northwardly with the westerly line of said Lot No. 412, being the easterly margin of said 46th Ave, 48 feet to a point; thence parallel with the northerly margin of said alley 75 feet to a point in the easterly line of said westerly 15 feet of Lot No. 410; thence southerly with the easterly line of said part of Lot No. 410, 48 feet to the northerly margin of said alley; thence with the northerly margin of said alley 75 feet to the point of beginning.

Being the same property conveyed to Cathy L. Lish by Quitclaim Deed from Dorothy Ellen Lish, dated January 26, 1999, recorded January 27, 1999 in Book 11314, Page 466, Register's Office for Davidson County, Tennessee. Prior Quitclaim Deed's legal descriptions did not contain the exclusion sold off in Book 1641, page 537, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **4509 Nevada Avenue** (House Number) (Street) (P.O. Address) **Nashville, TN** (City or Town) **37209** (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 57, page 103, 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 31st day of May 2017.

Cathey L. Lish

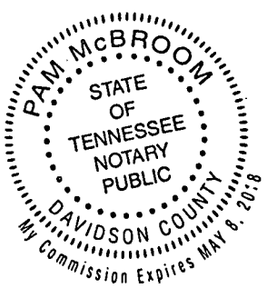
ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, of said County, Cathey L. Lish, 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 31st day of May 2017.

Commission expires:



Notary Public