WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170051531 DEEDWARR
Recvd: 06/16/17 09:58 2 pgs
Fees:13.00 Taxes:3054.69

20170616-0060531

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$825,593.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF JUNE 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
Sloane Hamilton Trezevant	**The Metropolitan Bank**	**91-15-287.00**
(NAME)	(NAME)	
4906 Nevada Avenue	**1069 Highland Colony Pkwy**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	**Ridgeland, MS 39157**	
(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, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SLOANE HAMILTON TREZEVANT, AN UNMARRIED WOMAN,** 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 easterly 50 feet of the westerly 150 feet of the southerly half of Block 35 on the Plan of Charlotte Park Company's First Addition of record in Plat Book 57, page 103, in the Register's Office for Davidson County, Tennessee.

Said part of Block 35 fronts 50 feet on the northerly side of Nevada Avenue and extends back 180 feet along the easterly and westerly side lines to a rear line measuring 50 feet thereon.

Being the same property conveyed to Aspen Construction, LLC, a Tennessee limited liability company, by Administrator's Deed from Elizabeth B. Hickman, Co-Administrator for the Estate of Elizabeth G. Blair, executed August 17, 2016, and recorded August 23, 2016, of record in Instrument Number 20160823-0087964, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **4906 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 15th day of June 2017.

Aspen Construction, LLC

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 (the "Company") the within named bargainor, a Tennessee limited liability company and that as such President, 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.

Witness my hand and official seal at Brentwood, Tennessee this 15th day of June 2017.

Commission expires:

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

Notary Public