WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170076824 DEEDWARR
Recvd: 09/01/17 10:53 2 pgs
Fees:13.00 Taxes:1387.50
20170901-0090079

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$375,000.00** .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF AUGUST 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**	**103-8-280.00**
(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, WE, **JOSEPH M. HAMILTON AND JONATHAN R. PAULK, BOTH MARRIED,** 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 easterly 51 feet of the most easterly 101 feet of Lot No. 335 on the Map of Richland Realty Co's. West Lawn Subdivision of record in Plat Book 421, page 32, in the Register's Office for Davidson County, Tennessee.

Said part of said easterly of Lot No. 335 fronts 51 feet on the southerly side of Westlawn Drive and runs back, between parallel lines, 388.6 feet on the easterly line of said Lot No. 335 and 395 feet more or less, on the westerly line to the northerly line of the right-of-way of the N.C. & St. L. Railway and measures 55 feet, more or less, on said right-of-way.

Being the same property conveyed to Joseph M. Hamilton and Jonathan R. Paulk, by Warranty Deed, from Jose Demetrio Salinas and wife, Dora Leigh Salinas, executed June 24, 2016, and recorded July 1, 2016, of record in Instrument Number 20160701-0067490, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **4111 Westlawn Drive** **Nashville, TN** **37209**
(House Number) (Street) (P.O. Address) (City or Town) (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 Plat Book 421, page 32, 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.

GRANTORS WARRANT THAT THE SUBJECT PROPERTY HEREIN CONVEYED IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTORS, THEIR SPOUSES OR THEIR DEPENDENTS AND NO MARITAL OR HOMESTEAD INTEREST SHALL APPLY.

Witness my hand this 31st day of August 2017.

Joseph M. Hamilton

Jonathan R. Paulk

ACKNOWLEDGMENT

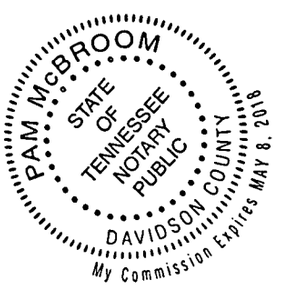
STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, of said County, Joseph M. Hamilton, 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 August 2017.

Commission expires:



Notary Public

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, of said County, Jonathan R. Paulk, 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 August 2017.

Commission expires:



Notary Public