WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170076824 DEEDWARR
Recvd: 09/01/17 10:56 2 pgs
Fees: 13.00 Taxes: 1202.50

20170901-0090081

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ MADISON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00

Suzanne T. Latham
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30 DAY OF AUGUST 2017.

Robyn Labor
Notary Public

MY COMMISSION EXPIRES: 2/28/2E
(AFFIX SEAL)

ROBYN LABOR
NOTARY PUBLIC
STATE OF TENNESSEE
MADISON COUNTY

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	103-4-409.02
(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, SUZANNE T. LATHAM, INDIVIDUALLY AND SUZANNE T. LATHAM, TRUSTEE OF THE ROBERT IRA TIPTON SUPPLEMENTAL NEEDS TRUST, 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 westerly one-half of Lot No. 47 on the Plan of West End Annex, as of record in Book 332, page 61, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Robert I. Tipton, Ira M. Tipton and Dorothy C. Tipton, each one third (1/3) undivided interest in subject property by Quitclaim Deed executed September 22, 1995, and filed September 22, 1995 of record in Book 9804, page 25, said Register's Office. Further conveyed by Ira M. Tipton, by and through his attorney in fact, Suzanne T. Latham all of his one third (1/3) undivided interest unto Dorothy C. Tipton by Quitclaim Deed executed August 3, 2004, filed September 1, 2004 of record in Instrument No. 20040901-0105488, said Register's Office. Robert Ira Tipton, by and through his attorney in fact, Suzanne T. Latham, conveyed his one third (1/3) undivided interest unto Robert Ira Tipton and Dorothy C. Tipton, so as to create a joint tenancy with right of survivorship by Quitclaim Deed executed September 1, 2004, filed September 1, 2004 of record in Instrument No. 20040901-0105489, said Register's Office. Subsequently, Dorothy C. Tipton conveyed her two thirds (2/3) undivided interest unto Suzanne T. Latham, Trustee of the Dorothy C. Tipton Irrevocable Trust by Quitclaim Deed executed May 15, 2013, filed May 23, 2013 of record in Instrument No. 20130523-0052057, said Register's Office. *The said Dorothy C. Tipton died December 29, 2015, leaving Robert Ira Tipton as her sole heir and the Survivorship 1/3 Interest.* The said Suzanne T. Latham, Trustee of the Dorothy C. Tipton Irrevocable Trust conveyed unto Suzanne T. Latham all of her two thirds (2/3) undivided interest in subject property by Quitclaim Deed executed February 16, 2016, filed May 16, 2016 of record in Instrument No. 20160516-0048841, said Register's Office. Robert Ira Tipton by and through his conservator Suzanne T. Latham as appointed by the Probate Court of Madison County, Tennessee, incorrectly conveyed all of his one third (1/3) undivided interest unto Suzanne T. Latham, Trustee of the Robert Ira Tipton Special Needs Trust, by Quitclaim Deed executed March 11, 2016, filed May 16, 2016 of record in Instrument No. 20160516-0048842, said Register's Office. Finally, Robert Ira Tipton by and through his conservator Suzanne T. Latham as appointed by the Probate Court of Madison County, Tennessee, conveyed all of his one third (1/3) undivided interest unto Suzanne T. Latham, Trustee of the Robert Ira Tipton Special Needs Trust, by Quitclaim Deed filed for record in Instrument Number 20170901-0090080, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 4005 Nebraska Avenue 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 Book 332, page 61, said Register's Office. Grantors herby warrant that the property herein conveyed is not the primary residence of either grantor, their spouse or dependents and no marital or homestead interest shall apply.

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 30 day of August 2017.

Suzanne T. Latham

Suzanne T. Latham, Trustee of the Robert Ira Tipton Supplemental Needs Trust

ACKNOWLEDGMENT

STATE OF Tennessee
COUNTY OF Madison

Personally appeared before me, the undersigned, of said County, Suzanne T. Latham, 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 Jacksn, Tennessee this 30th day of August 2017.

Commission expires: 2/28/21

ROBYN TABOR STATE OF TENNESSEE NOTARY PUBLIC MADISON COUNTY

Notary Public

STATE OF Tennessee
COUNTY OF Madison

Before me, the undersigned, a notary public in and for said County and State, personally appeared, Suzanne T. Latham, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Trustee of the Robert Ira Tipton Supplemental Needs Trust (the "Trust"), and that as such Trustee being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Trust by herself as Trustee.

Witness my hand and official seal at Jacksn, Tennessee this 30th day of August 2017.

Commission expires: 2/28/21

ROBYN TABOR STATE OF TENNESSEE NOTARY PUBLIC MADISON COUNTY

Notary Public