WARRANTY DEED

Bill Garrett Davidson County
Batch# 27633 DEEDWARR
11/20/2017 09:53:14 AM 2 pgs
Fees: $13.00 Taxes: $2,275.50

20171120-0118669

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$615,000.00**

Melissa Jansen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF NOVEMBER 2017.

Stephanie Dome
Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

STEPHANIE DOME
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 17-VRES 11 1000

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
Deborah C. Simmons		**105 5 4D 1.00**
(NAME)	(NAME)	
5155 Stonewater Loop	**Same as Owner**	**Out of**
(ADDRESS)	(ADDRESS)	
College Station, TX 377845		**105 5 537.00**
(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 HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DEBORAH C. SIMMONS, UNMARRIED** 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 Unit A of Homes At Wade and 10th, a planned unit development, as shown on Exhibit "C" in the Declaration of Covenants, Conditions and Restrictions for Homes At Wade and 10th, a Horizontal Property Regime with Private Elements pursuant to Tennessee Code Annotate Section 66-27-103(b) of record in Instrument Number 20160822-0087569, Amended and Restated in Instrument Number 20161205-0127278, Register's Office for Davidson County Tennessee, to which reference is hereby made for a more complete and accurate legal description of said unit. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the unit, property, co-owners and tenants of Homes At Wade and 10th, a Horizontal Property Regime contained in said Declaration, the plat filed at Exhibit "C" to said Declaration appearing in Instrument Number 20160822-0087569, and Bylaws appended hereto as Exhibit "B" and Amended and Restated in Instrument Number 20161205-0127278, said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being a portion of the property conveyed to Aspen Construction Holdings, LLC, a Tennessee limited company, by Warranty Deed from Michael L. Coble and Deborah J. Coble, husband and wife, executed August 19, 2016, and recorded August 22, 2016, of record in Instrument Number 20160822-0087570, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **1000 WADE AVENUE, NASHVILLE, TN 37203**
(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; (b) all matters appearing on the plan of record in Book 4715, page 185, and Book 4892, page 30, said Register's Office and (c) Restrictions of record in Instrument Number 20160822-0087569; Instrument Number 20161205-0127278; Book 4220, page 723; Book 6236, page 263, and Book 6744, page 340, 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 November 2017.

Aspen Construction Holdings, LLC
By: Aspen Construction, LLC, Member

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, Member of Aspen Construction Holdings, LLC (the "Company") the within named bargainor, a Tennessee Limited Liability Company and that as such President and Member, 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 and Member.

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

Commission expires: May 3, 2020

_____
Notary Public

MEGAN KRINER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY