WARRANTY DEED

Bill Garrett Davidson County
Batch# 53802 DEEDWARR
02/01/2018 11:34:15 AM 2 pgs
Fees: $13.00 Taxes: $3,628.71

20180201-0010368

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $980,733.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF JANUARY 2018.

Notary Public

MY COMMISSION EXPIRES: May 3, 2020

(AFFIX SEAL)

MEGAN KRINER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON 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
Gary Baird Ferguson	**Same**	
(NAME)	(NAME)	
2002 Overhill Drive	**As**	**131-3-59.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	**Owner**	
(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 **GARY BAIRD FERGUSON, AN UNMARRIED MAN** 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 part of Lot No. 67 and 68, on the Plan of George W. Blair's Revised Subdivision of Belmont Park Place, of record in Book 421, page 118 and 119, Register's Office for said County, and described as follows:

Beginning at a point in the northerly margin of Overhill Drive, as shown on the plan of J. G. Grissim's Subdivision, of record in Book 1424, page 36, said Register's Office, the said point being at the easterly margin of a 20-foot reserved strip as shown on the Plan of Overton Hills, of record in Book 843, page 66, said Register's Office, thence north along said 20-foot reserved strip 217.79 feet, more or less, to a point in the south line of the Welch property; thence easterly along Welch's line 60 feet to the west line of the N. W. Holbrook property (purchased from S. H. Sanders and wife, in 1951); thence south 217.79 feet, more or less, along the Holbrook property, to the northerly margin of Overhill Drive, thence along the northerly margin of Overhill Drive, westerly 60 feet to the beginning.

Being the same property conveyed to Aspen Construction, LLC, a Tennessee limited liability company, by Warranty Deed, from Jack W. Derryberry, Jr., Executor of the Estate of Hiram Edward Harris, III, executed April 28, 2017, and recorded May 3, 2017, of record in Instrument Number 20170503-0043815, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **2002 Overhill Drive** (House Number) (Street) **Nashville, TN** (P.O. Address) (City or Town) **37215** (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) 2018 real property taxes have been prorated and assumed by the buyer; (b) all matters appearing on the plan of record in Book 421, page 18 and 19, 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 January 2018.

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 31st day of January 2018.

Commission expires: May 3, 2020

Notary Public

MEGAN KRINER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY