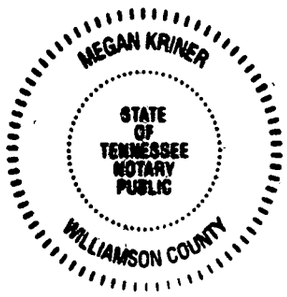
Bill Garrett Davidson County
Batch# 54828 DEEDWARR
02/05/2018 09:59:11 AM 2 pgs
Fees: $13.00 Taxes: $1,665.00
20180205-0011256



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $***450,000.00.

Affiant

Subscribed and sworn to before me, this 2nd day of February, 2018.

Notary Public

My commission expires: May 3, 2020

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Aspen Development, LLC	Aspen Development, LLC	116 04 0 15800
8005 Church Street, East Suite 201	8005 Church Street, East Suite 201	
Brentwood, TN 37027	Brentwood, TN 37027	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Ronald E. Grover, unmarried

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Aspen Development, LLC, a Tennessee limited liability company

(hereinafter called the "Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 1 on the Plan of Montgomery Subdivision of record in Plat Book 5190, Page 770, in the Register's Office for said County.

SAID Lot No. 1 fronts 100.00 feet on the easterly margin of Estes Road and extends back between parallel lines 151.00 feet to a dead line measuring 100.00 feet thereon.

BEING the same property conveyed to Billy D. Grover and Ronald E. Grover, as joint tenants with right of survivorship, by Warranty Deed from Gerald Webb Follin, III of

record in Book 9282, page 258, in the Register's Office for Davidson County, Tennessee; the said Billy D. Grover having since died on May 18, 2017.

This is improved property known as 702 Estes Road, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on the Plan of Montgomery Subdivision of record in Book 5190, page 770, in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, its successors 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 2 day of February, 2018.

Ronald E. Grover

Ronald E. Grover

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Ronald E. Grover, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed his name above.

Witness my hand and official seal this 2 day of February, 2018.

Mitchell A Watts

Notary Public
My Commission Expires: 7.19.21

SolomonParks File No. 18-001020-528

