WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,018,092.50.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF MARCH 2018.

Notary Public

MY COMMISSION EXPIRES: 5/30/21

(AFFIX SEAL)

ELIZABETH PASCHALL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Bill Garrett Davidson County
Batch# 75528 DEEDWARR
04/02/2018 02:24:30 PM 3 pgs
Fees: $18.00 Taxes: $3,766.95
20180402-0030531

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
Mark A. Peterson and Terri A. Faircloth	Wells Fargo Bank	
(NAME) **910 Waldkirch Avenue**	(NAME) 101 N Phillips Ave	**105-13-0-356.00**
(ADDRESS) **Nashville, TN 37204**	(ADDRESS) Sioux Falls, SD 57104	
(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 **MARK A. PETERSON AND TERRI A. FAIRCLOTH, HUSBAND AND WIFE** 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 Lot(s) 50, as shown on the map entitled the Plan of Waldkirch,* of record in Plat Book 421, page 90, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for complete and accurate legal description.

Being the same property conveyed to Aspen Construction, LLC, a Tennessee limited liability company, by Warranty Deed, from Brooke C. Cameron and Marilyn J. Cameron, husband and wife, executed March 31, 2017, and recorded April 3, 2017, of record in Instrument Number 20170403-0032193, Register's Office for Davidson County, Tennessee.

*a Subdivision of lots 8&9 in WLB

unimproved ☐
This is improved ☒ property, known as **910 WALDKIRCH AVENUE NASHVILLE TN 37204**
(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) 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 90, 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 29th day of March 2018.

Aspen Construction, LLC

By: Carla Gibbs

Carla Gibbs, Authorized Agent

ACKNOWLEDGMENT

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a notary public in and for said County and State, personally appeared, Carla Gibbs, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Authorized Agent of Aspen Construction, LLC (the "Company") the within named bargainor, a Tennessee limited liability company and that as such Authorized Agent, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Company by herself as Authorized Agent.

Witness my hand and official seal at Brentwood, Tennessee this 29th day of March 2018.

Commission expires: May 3, 2020

Notary Public

MEGAN KRINER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, Alyssa Rayne, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Alyssa Rayne

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Ashley Ann Reiss, a notary public for this county and state, Alyssa Rayne who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ashley Ann Reiss

Notary's Signature

My Commission Expires: 2/9/2020

Notary' Seal (if on paper)

