WARRANTY DEED

Bill Garrett Davidson County
Batch# 79792 DEEDWARR
04/11/2018 12:50:29 PM 2 pgs
Fees: $13.00 Taxes: $1,480.00

20180411-0034147

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF APRIL 2018.

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

PAM MCBROOM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 8, 2018

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**	**117-8-271.00**
(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, PAUL C. DAVIS, JR., A MARRIED MAN 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 Lot No. 50 on the Map of Galecrest Subdivision No. 2, Block G, of record in Book 1424, page 19, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Ruby Smith Davis by Deed from Burton P. Grant and wife, Gloria N. Grant, of record in Book 5256, page 5, Register's Office for Davidson County, Tennessee. Ruby S. Davis is one and the same person as Ruby Smith Davis. Ruby S. Davis died on January 5, 2004, and devised her entire interest in the subject property to her son, Paul C. Davis, Jr. by will of record as image 5971/2037586, Docket No. 05P-1410, Probate Court Clerk's Office for Davidson County, Tennessee and Further conveyed to Paul C. Davis, Jr. by Quitclaim Deed from Katherine E. White, Petitioner in connection with the Estate of Ruby S. Davis, Deceased, executed September 23, 2005, and recorded September 29, 2005, of record in Instrument Number 20050929-0116842, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ■ property, known as **1547 Battlefield Drive** (House Number) (Street) (P.O. Address) **Nashville, TN** (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 and (b) all matters appearing on the plan of record in Book 1424, page 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.

The property herein conveyed is not the primary residence of the grantor, his spouse or dependents.

Witness my hand this 7th day of April 2018.

Paul C. Davis, Jr.

ACKNOWLEDGMENT

STATE OF Texas
COUNTY OF Bell

Personally appeared before me, the undersigned, of said County, Paul C. Davis, Jr., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 7th day of April 2018.

Notary Public

My Commission expires:

DAMITA FAIR
My Notary ID # 130750178
Expires July 22, 2020