Bill Garrett Davidson County
Batch# 83099 DEEDQC
04/20/2018 10:58:33 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20180420-0037389

This Instrument Prepared By and Return To:
The Closing Company Title & Escrow, LLC
8005 Church St. E, Ste 219
Brentwood, TN 37027

Address New Owners:	Send Tax Bills To:	Map & Parcel Numbers:
Homes at 841 & 843 Clayton HOA	Same	p/o 118-5-T-1.00
843 Clayton Avenue		p/o 118-5-T-2.00
Nashville, TN 37204		

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that Aspen Construction Holdings, LLC, a Tennessee limited liability company does hereby quitclaim and by these presents does transfer and convey all of it's right, title and interest unto Homes at 841 & 843 Clayton Avenue Corporation, it's successors and assigns, in and to all common elements as described in Schedule C of the Declaration of Covenants Conditions and Restrictions of the Homes at 841 & 843 Clayton Avenue in Davidson County, Tennessee of record in Instrument Number 20160526-0053157, Register's Office for Davidson County, Tennessee.

A copy of said Schedule C is attached.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, I have hereunto set my hand on this 16th day of April, 2018.

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

By: _____
John Zelenak, President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named 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 bargainor, a Tennessee limited liability company and that he as such President and Member, executed the within instrument for the purposes therein contained, by signing the name of the company by himself as President and Member.

WITNESS my hand and official seal this the 16th day of April, 2018.

_____
Notary Public

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

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $0.00.

_____
Affiant

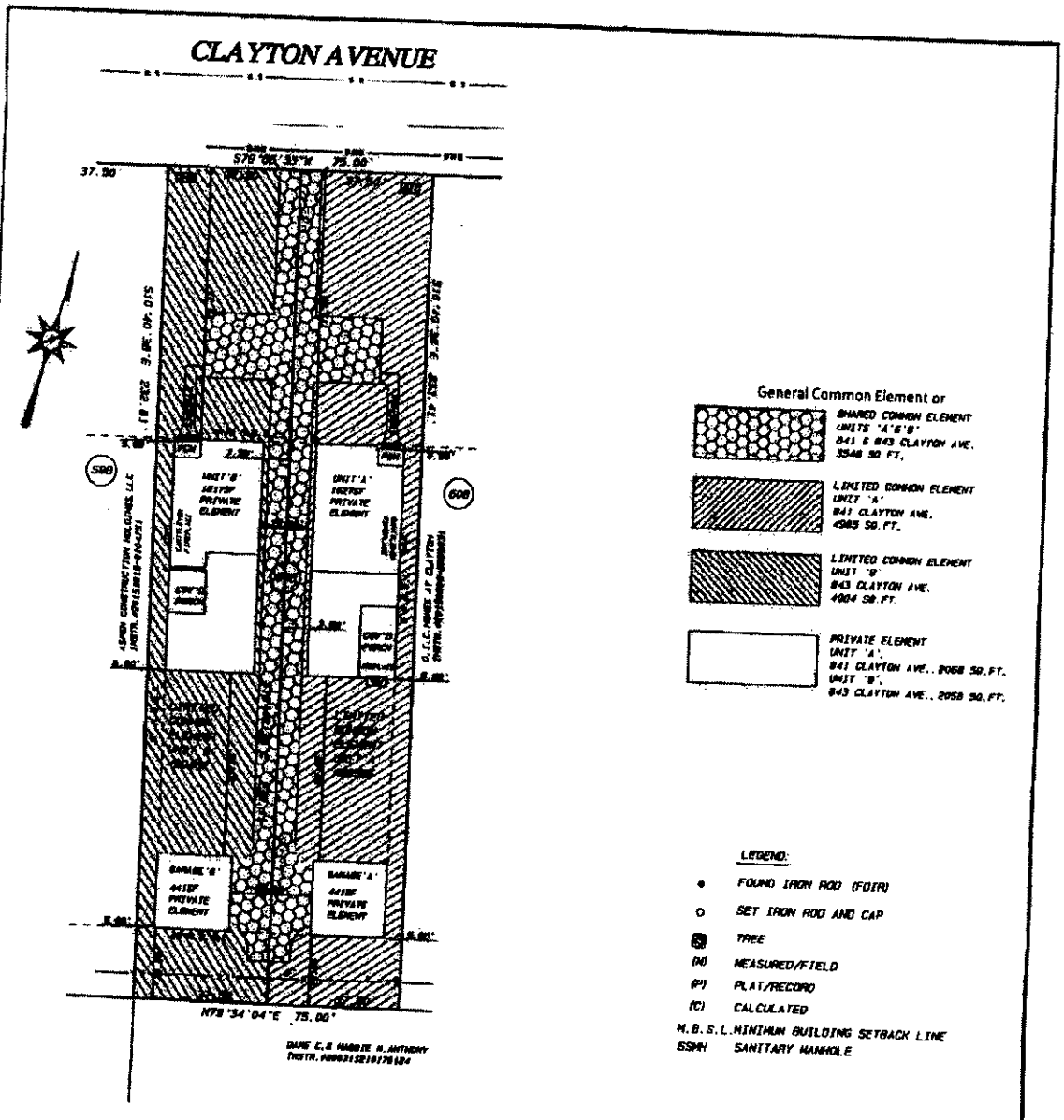
Subscribed and sworn to before me, this 16th day of April, 2018.

_____
Notary Public

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

My Commission Expires:

EXHIBIT C



PARCEL INFO:

ADDRESS:
841 & 843 CLAYTON AVE.

ZONING:
R10
URBAN ZONING OVERLAY

PARCEL ID:
11805016900 &
PART OF 11806OP901000

SETBACKS:
** FRONT SETBACK= 75'
(UDO CLAYTON AVE. SUBDISTRICT 1)

REAR SETBACK= 20'

SIDE SETBACKS INTERNAL = 5'

ROGER HARRAH LS 2039

GRAPHIC SCALE 1"=30'
0 30 60 90 120

NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON AN APPROXIMATE ASSUMED NORTH.
2. NO TITLE COMMITMENT HAS BEEN PROVIDED AS OF THE DATE OF THIS SURVEY. THIS SURVEY IS SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE SEARCH WHICH MAY REFLECT INFORMATION CURRENTLY NOT PROVIDED TO THIS SURVEYOR.
3. ALL DISTANCES ARE BASED ON A FIELD RUN SURVEY USING EDM EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
4. MINIMUM BUILDING SETBACKS AS SHOWN PER DAVIDSON COUNTY ZONING UNLESS NOTED OTHERWISE. CONTRACTOR TO VERIFY BEFORE CONSTRUCTION.
5. THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1: 10,000 AS SHOWN HEREON.
6. CONTOUR INFORMATION IF SHOWN IS BASED ON METRO NASHVILLE GIS INFORMATION AND WAS NOT FIELD RUN.
5. THIS PROPERTY DOES NOT LIES FLOOD ZONE AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON FLOOD INSURANCE RATE MAP No. 47037C0332F.

Harrah & ASSOCIATES
SURVEYORS • PLANNERS
304 AUTUMN SPRINGS CT
SUITE 210
FRANKLIN, TN 37067
PHONE: (615) 778-0883
FAX: (615) 778-0885
E-MAIL: rogerharrah@comcast.net

A survey survey that is a category 1 survey with the ratio of precision of the unadjusted survey being greater than 1 in 10000. This survey was prepared in compliance with the current standards of practice adopted by the Tennessee State Board of Engineers for Land Surveyors.

Roger H. Harrah RLS #2039

HORIZONTAL PROPERTY REGIME
OF
841 & 843 CLAYTON AVE., NASHVILLE, TENNESSEE

BEING LOT 398 SUB LOTS 91, 92 & 93 WEST BATTLEFIELD ESTATES
DEED REF: INSTR.NO. 20151015-0104752 &
INSTR.NO. 20150808-0000931 R.O.D.C., TN

DAVIDSON COUNTY, TENNESSEE

FOR

ASPEN CONSTRUCTION

DATE OF SURVEY: 05-20-15
REVISION: 7/8/15 CHKD: JH
PROJECT NUMBER:
FIELD BOOK NUMBER:
LAND FIELD WORK:
CREW CHIEF (S):
COMPUTER FILE:
SCALE: 1"=30' SHEET 1 OF 1