THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 170913461

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $300,000.00.

Affiant

Subscribed and sworn to before me, this 25th day of June, 2018.

Notary Public
My Commission Expires: _____

Bill Garrett Davidson County
Batch# 111760 **DEEDWARR**
07/02/2018 02:50:38 PM 2 pgs
Fees: $13.00 Taxes: $1,110.00

20180702-0064038

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Aspire Capital Partners, LLC 714 Russell Street Nashville TN 37206	New Owner	Tax Parcel ID No. 082-16-0-135.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **David L. Haverkamp, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Aspire Capital Partners, LLC, a Tennessee Limited Liability Company**, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee being Lot No. 50 and the easterly 25 feet of Iot No. 49 on the Plan of Hobson & Wheless' Second Addition to Edgefield, now East Nashville, as of record in Book 21, page 21, Register' s Office for Davidson County, Tennessee.

Said Iot and part of lot adjoin and front together 75 feet on the southerly side of Russell Street, and run back between parallel lines 170 feet to an alley. Lot No. 50 running back along the western margin of 8th Street.

Being part of the same property conveyed to DAVID L. HAVERKAMP, by deed from DAVID YOUNG PARKER and wife, SANDRA RHODES PARKER AKA SANDRA R. PARKER, of record in Instrument No. 20160407-0033485, dated April 4, 2016, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2018 and subsequent years for Map-Par. 082-16-0-135.00.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Plat Book 21, page 21, said Register's Office.

Restrictive Covenants contained in instrument of record in Book 4553, page 261, said Register's Office.

This is improved property located at 720 Russell Street Nashville TN 37206

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25th day of June, 2018.

david l haverkamp

David L. Haverkamp by Kate Rosenthal, his Attorney-in-Fact

by Kate Rosenthal attorney in fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kate Rosenthal, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for David L. Haverkamp and that she is authorized by David L. Haverkamp to execute this instrument on his behalf.

Witness my hand, at office, this 25th day of June, 2018.

Janderson

Notary Public

My Commission Expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018