WARRANTY DEED

Bill Garrett Davidson County
Batch# 131422 DEEDWARR
08/21/2018 10:10:52 AM 2 pgs
Fees: $13.00 Taxes: $2,589.63

20180821-0082722

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $699,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF AUGUST 2018.

Notary Public

MY COMMISSION EXPIRES: 1/3/22
(AFFIX SEAL)

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
Marcus and Susan Tan	Synovus Mortgage Corp.	
(NAME) **4116 Oriole Place**	(NAME) 2204 Lakeshore Dr., Ste. 325	
(ADDRESS) **Nashville, TN 37215**	(ADDRESS) Birmingham, AL 35209	**131-03-2D-002.00**
(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 DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARCUS C.B. TAN AND SUSAN LEIGH TAN, TRUSTEES OF THE SUSAN LEIGH TAN REVOCABLE TRUST, DATED FEBRUARY 5, 2011** 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 Unit B of 4114 & 4116 Oriole Place Homes, a Planned Unit Development, as shown on Exhibit "C" in the Declaration of Covenants, Conditions and Restrictions for 4114 & 4116 Oriole Place Homes, a Horizontal Property Regime with Private Elements pursuant to Tennessee Code Annotate Section 66-27-103(b) of record in Instrument Number 20171204-0123289, Register's Office for Davidson County Tennessee, to which reference is hereby made for a more complete and accurate legal description of said unit. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the unit, property, co-owners and tenants of 4114 & 4116 Oriole Place Home, a Horizontal Property Regime contained in said Declaration, the plat filed at Exhibit "C" to said Declaration appearing in Instrument Number 20171204-0123289 and Bylaws appended thereto as Exhibit "B", said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being a portion of the property conveyed to Monarch Development, LLC, a Tennessee limited liability company, by Warranty Deed from Norah Buikstra, executed November 30, 2017 and recorded December 4, 2017 of record in Instrument Number 20171204-0123287, Register's Office for Davidson County, Tennessee. And being the same property conveyed to Aspen Development, LLC, by quitclaim deed of record in Inst No 20180807 0077666, said Register's Office.

unimproved ☐
This is improved ☒ property, known as **4116 ORIOLE PLACE NASHVILLE TN 37215**
(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 1130, page 30, said Register's Office and (c) Restrictions of record in Instrument No. 20171204-0123289 and Book 1165, page 562, 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 15th day of August 2018.

Aspen Development, LLC
By: Aspen Construction, LLC, Member

By:
John Zelenak, President

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a notary public in and for said County and State, personally appeared, 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 Development, LLC (the "Company") the within named bargainor, a Tennessee limited liability company and that as such President/Member, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Company by himself as President/Member.

Witness my hand and official seal at Brentwood, Tennessee this 15th day of August 2018.

Commission expires: 7/9/2022

PAM McBROOM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

Return To:
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212