WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 151069 **DEEDWARR**
10/12/2018 10:36:05 AM 2 pgs
Fees: $13.00 Taxes: $2,220.00

20181012-0101365

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $600,000.00.

Affiant

Subscribed and sworn to me on 10/05/18.

NOTARY PUBLIC
My Commission Expires:

PAM McBROOM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Aspen Construction Inc. 8005 Church St. E., Ste 201, Brentwood, TN 37027.	SAME AS OWNER	118-01-0-175.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Joseph E. Stephenson, a single person, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Aspen Construction Inc., a Tennessee Limited Liability Company, hereinafter called **"GRANTEE,"** its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being the Easterly 35.4 feet of Lot No. 96 and the Westerly 54.6 feet of Lot No. 97 on the Revised Map of D. L. C. Noel's Idlewild Subdivision, and of record in Book 547, Page 55, Register's Office for said County.
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> Said parts of Lots Nos. 96 and 97 fronts together 990.0 feet on the Northerly side of Kirkwood Avenue and run back between parallel Lines 150 feet to an alley.
>
> Being the same property conveyed by Quitclaim Deed from Silverbeachinvestments.com, Inc., a Tennessee corporation to Joseph E. Stephenson, a single person, as recorded on the 25th day of January, 2017 in Instrument No. 20170125-0008012; Quitclaim Deed from Joseph E. Stephenson, a single person to Silverbeachinvestments.com, Inc., a Tennessee corporation, as recorded on the 15th day of November, 2016 in Instrument No. 20161115-0120457 and Warranty Deed from David W. H. Pellow, and spouse, Arlene Pellow to Joseph E. Stephenson, a single person, as recorded on the 7th day of August, 1992 in Deed Book 8697, Page 144, in the Register's Office of Davidson County, Tennessee.
>
> This is improved property known as 1104 Kirkwood Avenue, Nashville, Tennessee 37204.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 10/05/18.

Joseph E. Stephenson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 10/05/18, before me personally appeared, Joseph E. Stephenson, to me known (or proved to me on the basis of satisfactory evidence) to be the person described herein and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on 10/05/18.

NOTARY PUBLIC

My Commission Expires: 11-08-2021

