Karen Y Johnson Davidson County
Batch# 161420 DEEDWARR
11/15/2018 03:07:30 PM 3 pgs
Fees: $18.00 Taxes: $3,329.63
20181115-0112725

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson ME

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$899,900.00.**

Mary K. Baker
Affiant

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

Amy T. Nelson
Notary Public

MY COMMISSION EXPIRES: 1/16/2019
(AFFIX SEAL)

AMY T. NELSON NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

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
Caroline Hale Berberich and Garrick M. Berberich	**Same**	**116-04-0S-001.00CO**
(NAME) **702 Estes Road**	(NAME) **as**	**Out Of**
(ADDRESS) **Nashville, TN 37215**	(ADDRESS) **Owner**	**116-04-0-158.00**
(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 LIABILTY COMPANY, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CAROLINE HALE BERBERICH AND GARRICK M. BERBERICH, WIFE AND HUSBAND 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:

Being a portion of Lot No. 1 on the Plan of Montgomery Subdivision of record in Plat Book 5190, page 770, Register's Office for Davidson County, further to be known as:
Land in Davidson County, Tennessee, being Unit A of 702 & 704 Estes Road Homes, a Planned Unit Development, as shown on Exhibit "C" in the Declaration of Covenants, Conditions and Restrictions for 702 & 704 Estes Road Homes, a Horizontal Property Regime with Private Elements pursuant to Tennessee Code Annotate Section 66-27-103(b) of record in Instrument Number 20180205-0011258 and Amended in Instrument Number 20181031-0107787, 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 702 & 704 Estes Road Homes, a Horizontal Property Regime contained in said Declaration, the plat filed at Exhibit "C" to said Declaration appearing in Instrument Number 20180205-0011258, and Amended in Instrument Number 20181031-0107787 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 Aspen Development, LLC, a Tennessee limited liability company, by Warranty Deed from Ronald E. Grover, unmarried, executed February 2, 2018, and recorded February 5, 2018, of record in Instrument Number 20180205-0011256, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as

702 Estes Road	Nashville	TN	37215
(House Number) (Street)	(P.O. Address)	(City or Town)	(Postal Zip)

This conveyance is made subject to all easements of record in the Register's Office for Davidson County Tennessee, also subject to: (a) 2018 real property taxes have been prorated and assumed by the buyer; (b) all matters appearing on the plan of record in Plat Book 5190, page 770, said Register's Office and (c) Restrictions of record in Instrument Number 20180205-0011258, Instrument Number 20181031-0107787, 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 November 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 November 2018.

Commission expires: May 3, 2020

Notary Public

MEGAN KRINER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Kathleen Hale McClellan, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kathleen Hale McClellan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before, Amy T. Nelson, a Notary Public for this County and State, Kathleen Hale McClellan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 11/10/2019

Amy T. Nelson

