Box 14
G31234-4

WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 174613 **DEEDWARR**
12/17/2018 09:35:26 AM 2 pgs
Fees: $13.00 Taxes: $2,682.50

20181217-0122205

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$725,000.00.**

Kathy Goodson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF DECEMBER 2018.

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

SHERRI D. HOLLARS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires Sept. 22, 2019

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
Noel Crisman Boggan	**Same**	**105021O002.00CO**
(NAME)	(NAME)	
919 South Street	**As**	**Out Of**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	**Owner**	**105-2-473.00**
(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 **IRA INNOVATIONS LLC FBO NOEL CRISMAN BOGGAN IRA** HEREINAFTER CALLED THE GRANTEE, 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 917 & 919 South Street Homes, a Planned Unit Development, as shown on Exhibit "C" in the Declaration of Covenants, Conditions and Restrictions for 917 & 919 South Street Homes, a Horizontal Property Regime with Private Elements pursuant to Tennessee Code Annotate Section 66-27-103(b) of record in Instrument Number 20180226-0017658 and amended in Instrument Number 20181130-0116821, 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 917 & 919 South Street Homes, a Horizontal Property Regime contained in said Declaration, the plat filed at Exhibit "C" to said Declaration appearing in Instrument Number 20180226-0017658 and amended in Instrument Number 20181130-0116821, 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 Quitclaim Deed from Monarch Development, LLC, a Tennessee limited liability company, executed September 20, 2018, and recorded September 21, 2018, of record in Instrument Number 20180921-0093825, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **919 South Street** (House Number) (Street) **Nashville, TN** (P.O. Address) (City or Town) **37203** (Postal Zip)

This conveyance is made subject to any conditions, easements or 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 between the parties and were paid by the Grantor herein and the subsequent years, are not yet due and payable.; (b) all matters appearing on the plan of record in Book 4860, page 25, said Register's Office and (c) Restrictions of record in Instrument Number 20180226-0017658 and Instrument Number 20181130-0116821, 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 14th day of December 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, within and for the State and County aforesaid, 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 the President of Aspen Construction, LLC, a Tennessee limited liability company ("ACL"), and who further acknowledged ACL to be a Member of Aspen Development, LLC, a Tennessee limited liability company ("ADL"), the within named bargainor, and that he as such President of ACL, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing for and in behalf of ADL the name of ACL as Member by himself as such President.

Witness my hand and official seal at Brentwood, Tennessee this 14th day of December 2018.

Commission expires: May 3, 2020

_____
Notary Public

MEGAN KRINER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY