WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $889,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF JANUARY 2019.

Notary Public

MY COMMISSION EXPIRES: May 3, 2020

(AFFIX SEAL)

MEGAN KRINER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 184467 DEEDWARR
01/16/2019 11:59:25 AM 2 pgs
Fees: $13.00 Taxes: $3,289.30

20190116-0004565

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
John Langan and Emily Langan	**Movement Mortgage, LLC**	
(NAME)	(NAME)	
847 Clayton Avenue	**8024 Calvin Hall Road**	**118050R002.00CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	**Indian Land, SC 29707**	
(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 CONSTRUCTION HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN LANGAN AND EMILY LANGAN, HUSBAND AND WIFE** 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 Homes at 845 & 847 Clayton Avenue, a Planned Unit Development, as shown on Exhibit "C" in the Declaration of Covenants, Conditions and Restrictions for Homes At 845 & 847 Clayton Avenue, a Horizontal Property Regime with Private Elements pursuant to Tennessee Code Annotate Section 66-27-103(b) of record in Instrument Number 20160526-0053159, 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 Homes At 845 & 847 Clayton Avenue, a Horizontal Property Regime contained in said Declaration, the plat filed at Exhibit "C" to said Declaration appearing in Instrument Number 20160526-0053159 and Bylaws appended hereto as Exhibit "B", said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Aspen Construction Holdings, LLC, a Tennessee limited liability company, by Quitclaim Deed from Aspen Construction Holdings, LLC, executed May 19, 2016, and filed for record May 19, 2016, as Instrument Number 20160519-0050369, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **847 CLAYTON AVENUE NASHVILLE, TN 37204**
(House Number) (Street) (P.O. Address) (City or Town) (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) 2019 real property taxes have been prorated and assumed by the buyer; (b) all matters appearing on the plan of record in Book 843, page 96 and 97, said Register's Office and (c) Restrictions of record in Instrument Number 20160526-0053159 and Instrument Number 20170626-0064253, 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 January 2019.

Aspen Construction Holdings, LLC
By: Aspen Construction, LLC

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 Construction Holdings, 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 January 2019.

Commission expires: May 3, 2020

Notary Public

MEGAN KRUNER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY