(1)

WARRANTY DEED

Karen Johnson Davidson County
Batch# 198855 DEEDWARR
02/25/2019 03:05:56 PM 2 pgs
Fees: $13.00 Taxes: $2,682.13

20190225-0017022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $724,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF FEBRUARY 2019.

Notary Public

MY COMMISSION EXPIRES: . 3/3/2019
(AFFIX SEAL)

KIMBRA SPANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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
Johnathon R. and Rachel Romero	Premia Mortgage, LLC d/b/a ~~Premia Relocation Mortgage~~	**104-05-0-438.00**
(NAME)	(NAME)	
519 Acklen Park Drive	4 Hutton Centre Drive Suite 760	**Out of**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Troy, MI 48098-2620	**104-05-08-001.00 and 104-05-08-002.00**
(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 CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHNATHON R. ROMERO AND RACHEL ROMERO, 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 located in Davidson County, Tennessee, being part of Lot No. 35 on the Map of Hardison and Young's Lots in West End Park, according to plat and survey of same appearing of record in Book 421, page 190, in the Register's Office for Davidson County, Tennessee.

Said Part of Lot 35 is further described as follows: Beginning at the southeast corner of Lot 35, then North 88 deg. 12 min. West, 204.7 feet to a point in the easterly margin of Pilcher Avenue; thence with the margin of Pilcher Avenue 54.5 feet to a point; thence with the northerly margin of Lot No. 35 North 88 deg. 30 min. East 173 feet to an alley; thence South 50 feet with the margin of said alley to the point of beginning.

Being the same property conveyed to Aspen Construction, LLC, a limited liability company, by Warranty Deed from Michael McDonald Clunan, Jr., unmarried, and Glenn Clunan, unmarried, and Karen Clunan, n/k/a Karen Burgio, married, executed April 28, 2017, and recorded May 3, 2017, of record in Instrument Number 20170503-0043800, Register's Office of Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **519 ACKLEN PARK DRIVE NASHVILLE, TN 37205**
(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 421, page 190, 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 22nd day of February 2019.

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 (the "Company") the within named bargainor, a Tennessee limited liability company and that as such President, 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.

Witness my hand and official seal at Brentwood, Tennessee this 22nd day of February 2019.

Commission expires: May 3, 2020

Notary Public

MEGAN KRINER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY