# WARRANTY DEED

Karen Johnson Davidson County
Batch# 204532 **DEEDWARR**
03/12/2019 08:55:38 AM 3 pgs
Fees: $18.00 Taxes: $1,184.00

20190312-0022173

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$320,000.00**.

Affiant

Subscribed and sworn to before me, this the 8th day of March, 2019.

Notary Public

My commission expires: 7/9/22
(AFFIX SEAL)

PAM MCBROOM
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| **Aspen Construction, LLC, a Tennessee limited liability company** | OWNER | **Map 104-01-0 Parcel 201.00** |
| 8005 Church St. E., Ste.201 | | |
| Brentwood, TN 37027 | | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**David R. Brandon, Jr., Ronald R. Brandon, James E. Brandon, Steven D. Brandon, and Johnny Booher, Heirs-at-Law of Edwin N. Brandon joined by David R. Brandon, Jr., Administrator of the Estate of David R. Brandon**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Aspen Construction, LLC, a Tennessee limited liability company**

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 Lot No. 87 on the Plan of Part of West Grove Subdivision of record in Plat Book 421, Page 109, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.**

**Being the same property conveyed to Edwin N. Brandon, by Deed dated February 22, 2006 from James E. Montgomery and Brad Perry and Chad Thomas and Jason Jenkins and wife, Heather Jenkins, of record in Instrument No. 20060227-0022534, Register's Office for Davidson County, Tennessee. The said Edwin Neal Brandon died on April 23, 2017, leaving a Last Will and Testament which has been admitted to probate under Case No. 17P-1334, Seventh Circuit Court (Probate Court) for Davidson County, Tennessee. Pursuant to said Will, the property would have been devised to David Ray Brandon, Jr., Ronald R. Brandon, and James E. Brandon. However, the said Will was found to be insufficient in form or procedure to effectively vest title in the named devisees, and the Estate is being administered as though the deceased died intestate. The said Edwin Neal Brandon died without any lineal descendants and his parents had predeceased him. The intestate heirs of the deceased have been determined to be his surviving siblings, namely David Ray Brandon, Jr., Ronald R. Brandon, James E. Brandon and Steven D. Brandon, and Edwin's nephew, Johnny Booher (the sole child of Edwin's deceased sibling, Sara Brandon).**

**The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Plat Book 421, Page 109, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.**

This is improved (__x__) Unimproved (____) property, known as **144 39th Avenue North, Nashville, TN 37209**

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 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/our hand(s) this 8 day of **March, 2019.**

**David R. Brandon, Jr., Administrator of the Estate of Edwin N. Brandon**

**Ronald R. Brandon, Heir- at-Law of Edwin N. Brandon**

**David R. Brandon, Jr., Heir-at-Law of Edwin N. Brandon**

**James E. Brandon, Heir-at-Law of Edwin N. Brandon**

**Steven D. Brandon, Heir-at-Law of Edwin N. Brandon**

**Johnny Booher, Heir-at-Law of Edwin N. Brandon**

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, a Notary Public of said County and State, **David R. Brandon, Jr., Administrator of the Estate of Edwin N. Brandon and David R. Brandon, Jr., Heir-at-Law of Edwin N. Brandon**, the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 8 day of **March, 2019.**

**Notary Public**

**My Commission Expires:** 1/17/21

JOHN COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, a Notary Public of said County and State, **Ronald R. Brandon, Heir-at-Law of Edwin N. Brandon**, the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 8 day of **March, 2019.**

**Notary Public**

**My Commission Expires:** 1/17/21

JOHN COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, a Notary Public of said County and State, **James E. Brandon, Heir-at-Law of Edwin N. Brandon**, the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 8 day of **March, 2019.**

**Notary Public**

**My Commission Expires:** 1/17/21

JOHN COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, a Notary Public of said County and State, **Steven D. Brandon, Heir-at-Law of Edwin N. Brandon**, the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 8 day of **March, 2019.**

**Notary Public**

**My Commission Expires:** 1/17/21

JOHN COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, a Notary Public of said County and State, **Johnny Booher, Heir-at-Law of Edwin N. Brandon**, the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 8 day of **March, 2019.**

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JOHN COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.