WARRANTY DEED

Karen Johnson Davidson County
Batch# 248601 DEEDWARR
06/26/2019 09:13:04 AM 2 pgs
Fees: $13.00 Taxes: $1,147.00

20190626-0061774

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 25th DAY OF JUNE 2019.

Notary Public

MY COMMISSION EXPIRES: 7/9/22
(AFFIX SEAL)

PAM McBROOM NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON 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
Aspen Construction, LLC	**Same as Owner**	**103-08-0-264.00**
(NAME)	(NAME)	
8005 Church St. E., Ste 201		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF THREE HUNDRED TEN THOUSAND DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **PATRICIA T. RANDALL, NOW KNOWN AS PATRICIA BROWN, A MARRIED WOMAN**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ASPEN CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS 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 the westerly 50 feet of Lot No. 333 and the northerly 80 feet of the easterly 2 feet 10 inches of Lot No. 334 on the map of Richland Realty Company's West Lawn Subdivision, as of record in Book 421, page 32, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 333 fronts 50 feet on the southerly side of West Lawn Drive and runs back between lines 358.6 feet on the west line and 355 feet, more or less on the east line, to the right of way of the N. C. & St. L. Railway, measuring 50 feet, more or less thereon.

Being the same property conveyed to Lemuel E. Todd and wife, Emma L. Todd by Warranty Deed from H. F. Todd, et ux Dorothy A. Todd, executed December 3, 1951; recorded December 5, 1951 in Book 2029, page 487, Register's Office for Davidson County, Tennessee. All right, title and interest in said property having been divested out of Lemuel E. Todd and vested in Emma L. Todd by decree of the 4th Circuit Court of Davidson County, Tennessee, case heard July 25, 1967 and date filed April 28, 1982, of record in Book 5078, page 207, said Register's office. Emma L. Todd conveyed subject property to Emma L. Todd and Patricia T. Randall, as tenants in common by Quitclaim Deed of record in Book 5878, page 959, said Register's Office. The said Emma L. Todd having since died intestate on July 30, 2000. Affidavits of Heirship naming Patricia T. Randall now known as Patricia Brown as the sole Heir of Emma L. Todd are filed for record in Instrument Numbers 20190626-0061772 and 20190626-0061773, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **4037 Westlawn Drive** (House Number) (Street) (P.O. Address) **Nashville, TN** (City or Town) **37209** (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 and (b) all matters appearing on the plan of record in Book 421, page 32, 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.

The property herein conveyed is not the primary residence of the grantor, her spouse or dependents.

Witness my hand this 25th day of June 2019.

Patricia Brown

Patricia Brown

ACKNOWLEDGMENT

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, of said County, Patricia Brown, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 25th day of June 2019.

Commission expires: 7/9/22

PAM McBROOM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Pam McBroom

Notary Public