WARRANTY DEED

Karen Johnson Davidson County
Batch# 273706 DEEDWARR
08/20/2019 09:18:34 AM 2 pgs
Fees: $13.00 Taxes: $2,627.00

20190820-0083256

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $710,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF AUGUST 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
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
Peter & Brenna Kulbaba	**Movement Mortgage, LLC**	**117-08-3A-001.00**
(NAME)	(NAME)	
1547 Battlefield Drive	**8024 Calvin Hall Road**	**Out of**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	**Indian Land, SC 29707**	**117-08-0-271.00**
(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 **PETER KULBABA AND BRENNA NEWPORT KULBABA, 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 A of The Homes 1547 & 1549 Battlefield Drive, a Planned Unit Development, as shown on Exhibit "C" in the Declaration Of Covenants, Conditions and Restrictions for The Homes at 1547 & 1549 Battlefield, a Horizontal Property Regime With Private Elements pursuant to Tennessee Code Annotated Section 66-27-103(b) of record in Instrument Number 20180411-0034149 and Amended in Instrument Number 20190814-0080827, 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 units, property, co-owners and tenants of The Homes at 1547 & 1549 Battlefield Drive, a Horizontal Property Regime contained in said Declaration, the plat filed at Exhibit "C" to said Declaration appearing in Instrument Number 20180411-0034149 and Amended in Instrument Number 20190814-0080827, 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 the same property conveyed to Aspen Construction, LLC, a Tennessee limited liability company by Warranty Deed from Paul C Davis, Jr., a married man, dated April 7, 2018, recorded April 11, 2018, of Record in Instrument Number 20180411-0034147, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **1547 Battlefield Drive** (House Number) (Street) (P.O. Address) **Nashville, TN** (City or Town) **37215** (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 1424, page 19, and Exhibit C of Instrument Number 20190814-0080827, said Register's Office and (c) Restrictions of record in Instrument Number 20180411-0034149 amended in Instrument Number 20190814-0080827, 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 16th day of August 2019.

Aspen Construction, LLC

By: Carla Gibbs

Carla Gibbs, Authorized Agent

ACKNOWLEDGMENT

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a notary public in and for said County and State, personally appeared, Carla Gibbs, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Authorized Agent of Aspen Construction, LLC (the "Company") the within named bargainor, a Tennessee limited liability company and that as such Authorized Agent, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Company by herself as Authorized Agent.

Witness my hand and official seal at Brentwood, Tennessee this 16th day of August 2019.

Commission expires: 7/9/22

PAM McBROOM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Pam McBroom

Notary Public