WARRANTY DEED

Karen Johnson Davidson County
Batch# 274390 DEEDWARR
08/21/2019 09:32:38 AM 2 pgs
Fees: $13.00 Taxes: $2,220.00
20190821-0083864

STATE OF TENNESSEE
COUNTY OF TENNESSEE

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th 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
Aspen Construction, LLC	**Same as Owner**	**103-08-0-147.00**
(NAME) **8005 Church St. E., Ste 201**	(NAME)	**and**
(ADDRESS) **Brentwood, TN 37027**	(ADDRESS)	**103-08-0-305.00**
(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, **WGH PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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 Nos. 1 and 2 on the Final Plat Re-Subdivision of Part of Lot #337 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, and described as follows:

Being the same property conveyed to WGH Properties, LLC by Warranty Deed, from Mere Ellen Roberts, Trustee of the Mere Ellen Roberts Revocable Living Trust, dated April 26, 2019, recorded April 29, 2019 of record in Instrument Number 20190429-0038989, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **4309 & 4311 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 all matters appearing on the plan of record in Instrument Number 20190808-0078925, 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 20th day of August 2019.

WGH Properties, LLC

By: _____

Troy Stackhouse, Authorized Member

ACKNOWLEDGMENT

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a notary public in and for said County and State, personally appeared, Troy Stackhouse, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Authorized Member of WGH Properties, LLC (the "Company") the within named bargainor, a Tennessee limited liability company and that as such Authorized 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 Authorized Member.

Witness my hand and official seal at Brentwood, Tennessee this 20th day of August 2019.

Commission expires: 7/9/22

PAM McBROOM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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Notary Public