WARRANTY DEED

Karen Johnson Davidson County
Batch# 305417 DEEDWARR
10/24/2019 09:09:07 AM 2 pgs
Fees: $13.00 Taxes: $3,885.00

20191024-0109033

STATE OF TENNESSEE
COUNTY OF Madison

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,050,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 3-30-21

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC — MITIZ P. MERREATHER — MADISON 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
J. Alan Rheney, Co-Trustee	**J. Alan Rheney, Co-Trustee**	**117-07-0-096.00**
The Piper Wilson Trust	**The Piper Wilson Trust**	
(NAME)	(NAME)	
3410 Benham Avenue	**PO Box 2004**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	**Jackson, TN 38302-2004**	
(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 **J. ALAN RHENEY, CO-TRUSTEE OF THE PIPER WILSON REVOCABLE TRUST DATED OCTOBER 11, 2019**, 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 at 3410 & 3412 Benham Avenue, a Planned Unit Development. as shown on Exhibit "C" in the Declaration of Covenants, Conditions and Restrictions for the Homes at 3410 & 3412 Benham Avenue, a Horizontal Property Regime with Private Elements pursuant to Tennessee Code Annotate Section 66-27-103(b) of record in Instrument Number 20180502-0041622, 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 unit, property, co-owners and tenants of the Homes at 3410 & 3412 Benham Avenue, a Horizontal Property Regime contained in said Declaration, the plat filed at Exhibit "C" to said Declaration appearing in Instrument Number 20180502-0041622 and Bylaws appended hereto as Exhibit "B", said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being a portion of the property conveyed to Aspen Construction, LLC, a Tennessee limited liability company by Warranty Deed from Jon Peterson and Jordan Lee, husband and wife, dated April 30, 2018 and filed for record in Instrument Number 20180502-0041620, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **3410 Benham Avenue** (House Number) (Street) **Nashville, TN** (P.O. Address) (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 547, page 156 said Register's Office; (c) Restrictions of record in Instrument Number 20180502-0041622, said Register's Office; (d) Charter of record in Instrument Number 20180502-0041622, 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 October 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, and who upon oath, acknowledged himself to be President of Aspen Construction, LLC, 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 purposes 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 October 2019.

Pam McBroom
Notary Public

My Commission Expires: 7/9/22

PAM McBROOM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY