Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

WARRANTY DEED

Karen Johnson Davidson County
Batch# 411561 DEEDWARR
06/08/2020 01:03:15 PM 2 pgs
Fees: $13.00 Taxes: $3,699.63

20200608-0058578

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $999,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF JUNE 2020.

Notary Public

MY COMMISSION EXPIRES: 05/03/2021

(AFFIX SEAL)

M ALEXIS MENDL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

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
Jeffrey A. Riggs	**New Owner**	**P/O 103-08-0-158.00**
(NAME)	(NAME)	
4037 Westlawn Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, **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 **JEFFREY A. RIGGS, AN UNMARRIED MAN**, 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 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 shown 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 Westlawn 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.

Included in the above description but expressly excluded from this conveyance is that portion of land conveyed to Wayne A. Turner and wife, Jessee D. Turner of record in Instrument No. 20200521-0052947, Register's Office for Davidson County, Tennessee.

Being a portion of the property conveyed to Aspen Construction, LLC, a Tennessee Limited Liability Company by Warranty Deed from Patricia T. Randall, Now Known As Patricia Brown, a married woman, dated June 25, 2019 and recorded June 26, 2019 as Instrument No. 20190626-0061774, 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) 2020 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.

Witness my hand this 4th day of June 2020.

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 4th day of June 2020.

Notary Public

My Commission Expires: 7/9/22

PAM MC... STATE OF TENNESSEE NOTARY PUBLIC ...SON COUNTY