File No. 290300427

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090021907 DEEDWARR
Recvd: 04/02/09 13:47 2 pgs
Fees:13.00 Taxes:840.64
20090402-0029864

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $227,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF MARCH, 2009.

Notary Public

MY COMMISSION EXPIRES: 1-7-13

(AFFIX SEAL)

SHARON KELLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jonathan L. Aston	PrimeLending~~NEW OWNER~~	160-16-C-54.00 CO
(NAME) 466 Old Towne Drive	(NAME) 18111 Preston Rd., Ste. 900	
(ADDRESS) Brentwood, TN 37027	(ADDRESS) Dallas, TX 75252	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Jeannine Ervin, an unmarried woman**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Jonathan L. Aston and wife, Jill M. Aston**, hereinafter called the grantee(s), 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 No. 54 on the Plan of The Terraces at Brentwood Chase, as shown on plan of record in Instrument No. 20001103-0109137, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said Unit.

BEING the same property conveyed to Jeannine Ervin, An unmarried woman by Warranty Deed dated June 28, 2001, filed July 3, 2001, from Pulte Homes Tennessee Limited Partnership, a Tennessee Limited Partnership, of record by Instrument No. 20010703-0070930, Register's Office for Davidson County, Tennessee.

County of Davidson Taxes for the year 2009 and subsequent years, a lien, not yet due and payable. All prior years are paid. Tax Parcel ID Number: 160-16-C-54.00CO

Subject to all matters as set forth on the plat of record in Plat Book 9700, Pages 653 and 654 and Instrument No. 20001103-0109137, Register's Office of Davidson County, Tennessee.

Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20010119-0005975, Instrument No. 20010328-0029845 and Instrument No. 20041206-0144631, Register's Office of Davidson County, Tennessee.

By-Laws as shown of record in Instrument No. 20001214-0123058, Register's Office for Davidson County, Tennessee.

Dedication of common area to Homeowner's Association of record in Instrument No. 20010208-0012529 and Instrument 20010208-0012530, Register's Office for Davidson County, Tennessee.

Charter of Homeowner's Association as shown of record in Instrument No. 20001214-0123056, Register's Office for Davidson County, Tennessee.

Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. 66-27-101, et seq.

Drainage Easement as shown of record in Book 7902, Page 389, Register's Office for Davidson County, Tennessee.

Storm Water Detention Agreement of record in Book 11115, Page 281 and 286, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 466 Old Towne Drive, Brentwood, TN 37027

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hands this 26th day of March, 2009.

Jeannine Ervin

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Jeannine Ervin, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained.

Witness my hand at office this 26th day of March, 2009.

Commission expires: 10/10/09

Notary Public

DONALD R. BARRETT, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

File Number: 290300427

RETURN TO: