Davidson County	DEEDWARR
Recvd: 04/17/15 14:54	2 pgs
Fees:13.00 Taxes:675.25	
20150417-0034467	

150869

WARRANTY DEED

BM15-0488

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $182,500.00

Affiant

Subscribed and sworn to before me, this 15th DAY OF April, 2015.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

SEAL — TERESA HARRIS — STATE OF TENNESSEE NOTARY PUBLIC — COUNTY OF DAVIDSON, TENN. — My Comm. Expires May 5, 2015

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Teresa Langsdon	New Owner	
488 Huntington Ridge Dr.	(NAME)	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		161-11A-111.00CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we ALYSSA ASTON, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto TERESA LANGSDON, unmarried, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 111 on the Plan of Huntington Ridge Townhouses, of record in Plat Book 4675, Page 9, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Alyssa Aston by Special Warranty Deed from Citibank N.A. as Trustee for the MLMI Trust Series 2007-HE2, of record in Instrument No. 20100618-0047678, Register's Office for Davidson County, Tennessee, dated June 03, 2010 and recorded on June 18, 2010.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Plat Book 4675, Page 9, Book 4729, Page 687, Book 9732, Page 551, Book 9775, Page 308 and Book 11345, Page 59, Book 4729, Page 682 and Book 4890, Page 84, Book 4889, Page 905, Book 5394, Page 243, Book 7423, Page 762, Book 4742, Page 570, Book 7423, Page 762, as amended and restated in Instrument No. 20080324-0029069 and further amended in Instrument No. 20130724-0076332, and Instrument No. 20110331-0024865, Instrument No. 20140902-0079897, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 488 Huntington Ridge Dr., Nashville, Tennessee 37211
(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), their 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), 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/our hand(s) this 15th day of April, 2015.

Alyssa Aston

STATE OF Tennessee
COUNTY OF Davidson

On this the 15th day of April, 2015, before me personally appeared Alyssa Aston, unmarried to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 15th day of April, 2015.

Notary Public

My Commission Expires: 2/21/2017

(SEAL)

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959

True Copy Certification

I, Connie Buchanan, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Connie Buchanan

State of Tennessee/ County of Wilson SS:

Personally appeared before me, Shelly M. Smith, a notary public for this County and State, Connie Buchanan, who acknowledges that this certification of electronic document is true and correct and whose signature I have witnessed.

Shelly M. Smith

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018