BILL GARRETT, Davidson County
Trans:T20150107367 DEEDWARR
Recvd: 12/21/15 10:07 2 pgs
Fees:13.00 Taxes:564.25

20151221-0127780

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd., Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $152,500.00

Affiant

Subscribed and sworn to before me this 11th day of December, 2015.

KAYLA E. LODGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

Notary Public
My commission expires: 5/3/16

Address of New Owner:	Send Tax Bills to:	Tax Information
Rachel Myers 533 Roosevelt Avenue Madison, TN 37115-2935	New Owner	043-06-0-199.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Astercor Group, LLC, a Tennessee limited liability company,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Rachel Myers, unmarried woman,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 71 on the Plan of Madison Park, Section 3 of record in Plat Book 3500, Page 104, 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 Astercor Group, LLC by Cash deed from Shaun Donovan, The Secretary of Housing and Urban Development of Washington, D.C., or his successors of record in Instrument No. 20140730-0067935 Register's Office for Davidson County, Tennessee, dated July 28, 2014 and recorded on July 30, 2014.

This property is improved property known as **533 Roosevelt Avenue, Madison, TN, 37115-2935.**

This conveyance is subject to the following: (1) Subject to all matters shown on the Plan of record in Plat Book 3500, Page 104; (2) Restrictions of record in Book 3794, Page 933, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons; All being of record in the Register's Office for Davidson County, Tennessee.

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this the 11th day of December, 2015.

Astercor Group, LLC, a
Tennessee limited liability company

By: Carol Fletcher

Its: MANAGING PARTNER

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Carol Fletcher, Managing Partner **for Astercor Group, LLC,** the within named bargainor, **a Tennessee limited liability company**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company as such Managing Partner.

Witness my hand and official seal at this the 11th day of December, 2015.

Notary Public

JONATHAN TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.

My Commission expires: 3-8-16

FILE NO: 2015114004