(1)

Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

BILL GARRETT, Davidson County
Trans:T20160086718 DEEDWARR
Recvd: 10/03/16 12:22 2 pgs
Fees:13.00 Taxes:851.00
20161003-0103978

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $230,000.00

Affiant

Subscribed and sworn to before me, this 30th day of September, 2016.

Notary Public

My commission expires:

RUSSELL J. McCANN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
COMMISSION EXPIRES JUNE 25, 2019

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
John DePasquale **Rita DePasquale**	**New Owner**	**Map/Parcel: 161-10-0-B-149.00**
5261 Village Trace		
Nashville, TN 37211		

FOR AND IN 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 ACKNOWLEDGE, WE,

Robert D. Aston and wife, Janis M. Aston

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

John DePasquale and Rita DePasquale, husband and wife, as tenants in common with Jared DePasquale and Mary Depasquale, husband and wife

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 Lot No. 9 on the Plan of Villages of Brentwood, Phase Twelve of record in Plat Book 7900, Page 713, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Robert D. Aston and wife, Janis M. Aston, by Warranty Deed, from Fox Ridge Homes, Inc,, dated October 27, 1995, of record in Book 9860, Page 323, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Plat Book 7900, Page 713, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 6143, Page 11 amended in Book 6398, Page 495, Book 6852, Page 497, Book 7207, Page 251, Book 7494, Page 689, Book 7582, Page 816, Book 7679, Page 109, Book 7834, Page 676, Book 8507, Page 831, Book 11526, Page 579 and Instrument No. 20000606-0056066, Register's Office for DAVIDSON County, Tennessee.
Water Main Easement of record in Book 8197, Page 338 and Book 8940, Page 308, Register's Office for DAVIDSON County, Tennessee.
Storm Water Detention Agreement of record in Book 11078, Page 919 and Instrument No. 20040622-0073413, Register's Office for DAVIDSON County, Tennessee.
Charter for Homeowners Association of record in Book 6158, Page 352, Book 7599, Page 914, Book 8152, Page 927, Book 8163, Page 593 and amended in Instrument No. 20000606-0056067, Register's Office for DAVIDSON County, Tennessee.
QCD to HOA of record in Book 9718, Page 624 and Instrument No. 20001214-0122894, Register's Office for DAVIDSON County, Tennessee.

Deed of Conveyance of record in Book 6897, Page 120 and Book 6897, Page 184, Register's Office for Davidson County, Tennessee.
TVA Line Easement of record in Book 2338, Page 222, Book 5753, Page 913 and Book 2335, Page 221, Register's Office for Davidson County, Tennessee.
Sewer Easement of record in Book 6730, Page 508, Register's Office for Davidson County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
Subject to rights of others in and to common areas / elements.
Subject to lien for special assessment contained in Declaration of Covenants, Conditions and Restrictions / Master Deed.
Subject to HOA dues, if any.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 5261 Village Trace, Nashville, TN 37211.

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 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/our hand(s) this 30th day of September, 2016.

Robert D. Aston

Janis M. Aston

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Robert D. Aston and wife, Janis M. Aston, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of September, 2016.

RUSSELL J. McCANN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public

My Commission Expires:_____

COMMISSION EXPIRES JUNE 25, 2017

File #: **160587JM**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027