BILL GARRETT, Davidson County
Trans:T20170053465 DEEDWARR
Recvd: 06/22/17 09:55 2 pgs
Fees:13.00 Taxes:4810.00
20170622-0062828

This instrument prepared by & return to: Providence Title, LLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 21st day of June, 2017, by and between Joseph Lang Aston, Trustee of the Joseph Lang Aston Revocable Trust u/a dated August 25, 2015 and Lisa Lew Aston, Trustee of the Lisa Lew Aston Revocable Trust u/a dated August 25, 2015, party of the first part, and David W Garrison and wife, Erica K Garrison, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of , State of Tennessee, to wit:

Land in Davidson County, Tennessee, being the southerly part of Lot No. 5 on the Plan of Forrest Park Land Improvement Company's Subdivision, of record in Book 161, Page 144, Register's Office for said County, and being described as follows:

Beginning at the northeast corner of Golf Club Road, and Bowling Avenue; thence northerly with the east margin of Bowling Avenue, 141 feet; thence easterly 250 feet to the west line of Lot No. 10; thence south with the line between Lots 5 and 10, 127.3 feet to the north margin of Golf Club Road; thence with said Road, West 250 feet to the beginning.

Being all or part of the same property conveyed to Fifty percent (50%) undivided interest unto Joseph Lang Aston, Trustee of the Joseph Lang Aston Revocable Trust u/a dated August 25, 2015 and a fifty percent (50%) undivided interest unto Lisa Lew Aston, Trustee of the Lisa Lew Aston Revocable Trust u/a dated August 25, 2015 by virtue of that certain Warranty Deed dated June 22, 2016, and being of record at Instrument No. 20160627-0065067 in the Register's Office of Davidson County, Tennessee.

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, except for year 2017 County real property taxes, being a lien not yet due and payable and restrictions at Plat Book 161, Page 144 in the Register's Office of Davidson County, Tennessee; 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.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

TRUSTEE
Joseph Lang Aston, Trustee of the Joseph Lang Aston Revocable Trust u/a dated August 25, 2015

Lisa Lew Aston trustee
Lisa Lew Aston, Trustee of the Lisa Lew Aston Revocable Trust u/a dated August 25, 2015

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Joseph Lang Aston, Trustee and Lisa Lew Aston, Trustee, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 21st day of June, 2017.

Memorie White
Notary Public

MEMORIE WHITE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 7.3.17

Notary Public

My Commission Expires: _____

Property Owner & Address: David W Garrison and Erica K Garrison
712 Bowling Avenue
Nashville, TN 37215

Tax Parcel No 117-5; 15

Property Address: 712 Bowling Ave
Nashville, TN 37215

MAIL TAX BILLS TO: First American Real Estate Tax Service, Inc.
Attn: Escrow Reporting
1 American Way, Mail Code DFW 4-3
Westlake, TX 76262

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $1,300,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 21st day of June, 2017.

Notary Public

My Commission Expires: 5/6/19

JEANETTE L. RAMER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

JEANETTE L. RAMER NOTARY PUBLIC DAVIDSON COUNTY, TENN.