THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Bill Garrett Davidson County
Batch# 36526 DEEDWARR
12/12/2017 04:16:30 PM 3 pgs
Fees: $18.00 Taxes: $2,146.00
20171212-0126800

WARRANTY DEED

Address of New Owners:	New Owner	Send Tax Bills To:	Tax ID#:
~~Address of New Owners~~ ~~Lisa P. Binder~~ ~~5503 Saddlewood Lane~~ ~~Brentwood, TN 37027~~	Lisa P. Binder 4424 Alcott Dr Nashville, TN 37215	Regions Bank d/b/a Regions Mortgage 2050 Pkwy Office Circle Birmingham, AL 35244	171-08-0C-032.00CO

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **ROGER M. AVER AND AIMEE C. AVER, HUSBAND AND WIFE**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **LISA P. BINDER**, *hereinafter called the Grantee, her heirs and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

*Single.

Land in Davidson County, Tennessee, being Lot No. 32 on the Plan of Williamsburg at Brentwood, Section One, a Planned Unit Development, of record in Plat Book 9700, page 99, and Boundary Plat in Book 9700, page 78, said Register's Office, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Roger M. Aver and Aimee C. Aver, husband and wife, by Warranty Deed, from Erin Cross, unmarried, of record on January 5, 2017, at Instrument No. 20170105-0001189, Davidson County Register of Deeds.

This property is commonly known as **5503 Saddlewood Lane, Brentwood, TN 37027**.

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) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 our hands this 8th day of **December**, **2017**:

Roger M. Aver

Aimee C. Aver

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **ROGER M. AVER AND AIMEE C. AVER**, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 8 day of December, 2017.

W. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public

My Commission Expires: 5/23/18

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $580,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 8th DAY OF DECEMBER, 2017:

Notary Public

My Commission Expires: 5/30/21

ELIZABETH PASCHALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

True Copy Certification

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

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Ashley Ann Reiss, a notary public for this county and state, Alyssa Rayne who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 2/9/2020

Notary' Seal (if on paper)

