Return to:

PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075
615-264-8727 (phone)
615-264-8716 (fax)

Prepared By ~~& Return To:~~
Tennessee Title Services, LLC
7000 Executive Center Drive, S-290
Brentwood, TN 37027
18-0102

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 22nd day of January, 2018

Notary Public
Commission Expires: _____

RHONDA M. HANNAH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 6-18-2019

Bill Garrett Davidson County
Batch# 53333 DEEDWARR
01/31/2018 09:52:19 AM 2 pgs
Fees: $13.00 Taxes: $518.00
20180131-0009704

Address of New Owner	Send Tax Bills To: same	Map & Parcel
Ang Homes, Inc. 126 Vandiver Drive Madison, TN 37115	100 Citation Circle Hendersonville TN 37075	04312005600

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

Lori M. Hartsell Ashton F/K/A Lori M. Hartsell, a married woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ang Homes, Inc.

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:

Being a parcel of land situated in the Second Civil District of Metropolitan-Nashville, Davidson County, Tennessee, and being a part of the East part of Lot 9, Vandiver Subdivision (unrecorded) and being more particularly described as follows, according to a survey by R. L. Montoya Land Surveying, Inc.

Beginning at an iron rod in the northeasterly margin of Vandiver Drive and being the most southwesterly corner of this herein described parcel; thence leaving said margin North 53 degrees 20 minutes 48 seconds East, and passing a witness rod at 107.10 feet for a total distance of 178.50 feet to a point in the southwesterly boundary of the Dept. of U.S. Army Corps of Engineers Property (Cumberland River); thence running with said boundary line South 45 degrees 06 minutes 27 seconds East, 50.55 feet to a point; thence South 53 degrees 20 minutes 48 seconds West, and passing a witness rod at 71.40 feet for a total distance of 185.60 feet to an iron rod in the northeasterly margin of Vandiver Drive; thence running with said drive, North 37 degrees 02 minutes West, 50.00 feet to the point of beginning.

Being the same property conveyed to Anthony E. Hartsell and wife Lori M. Hartsell by deed from J & M Homebuilders, Inc., a Tennessee corporation of record in Book 9862, page 200, Register's Office for Davidson County, Tennessee, dated November 16, 1995 and recorded on November 17, 1995.

Martin Ashton hereby joins in on the conveyance of this deed to convey any and all marital rights he may have.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 126 Vandiver Drive, Madison, TN 37115.

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, their heirs and assigns forever; and we so covenant with 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 22nd day of January, 2018.

Lori M. Hartsell Ashton

Martin Ashton

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,

Lori M. Hartsell Ashton and Martin Ashton

with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Madison, Tennessee this 22nd day of January, 2018.

Notary Public

My Commission Expires: 1-13-20

(Notary Seal)

WILLIAMSON COUNTY
STATE OF TENNESSEE NOTARY PUBLIC
CHRIS MULE