WARRANTY DEED

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00.

Bethany Ward
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF MARCH, 2018.

Deanna L Cooper
Notary Public

MY COMMISSION EXPIRES: 5/13/2020
(AFFIX SEAL)

Bill Garrett Davidson County
Batch# 71412 DEEDWARR
03/20/2018 04:07:30 PM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20180320-0026303

DEANNA L COOPER MARSHALL COUNTY TENNESSEE NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY
Laura Perry, Homeland Title, LLC, 1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF18-030253

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO. (S)
Bethany Ward	Bethany Ward	
(NAME)	(NAME)	
466 Old Towne Drive	466 Old Towne Drive	160-16-0C-054.00-CO
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Twenty-Five Thousand And No/100 Dollars ($325,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, JONATHAN L. ASTON AND WIFE, JILL M. ASTON, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BETHANY WARD, UNMARRIED, 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 Unit No. 54 on the plan of a Horizontal Property Regime (Private Elements), The Terraces at Brentwood Chase (a Revision of "Old Towne at Brentwood Chase"), R20 Residential P.U.D. as shown on plan of record in Instrument No. 20001103-0109137, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said Unit.

Being the same property conveyed to Jonathan L. Aston and wife, Jill M. Aston by Warranty Deed from Jeannine Ervin, an unmarried woman of record in Instrument No. 20090402-0029864 Register's Office for Davidson County, Tennessee, dated March 26, 2009 and recorded on April 02, 2009.

unimproved ☐
This is improved ☒ property, known as 466 Old Towne Drive, Brentwood, TN 37027
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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 used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness Jonathan L. Aston and wife, Jill M. Aston this 20th day of March, 2018.

Jonathan L. Aston

Jill M. Aston

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 20th day of March, 2018, before me personally appeared Jonathan L. Aston and wife, Jill M. Aston, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the20th day of March, 2018.

Notary Public

My Commission Expires: 5/13/2020

(SEAL)

DEANNA L COOPER
STATE OF TENNESSEE
NOTARY PUBLIC
MARSHALL COUNTY

True Copy Certification

I, Jamie Ivey, 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 therewith 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, Cassie Lovvorn, a notary public for this county and state, Jamie Ivey, 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: 03/03/2019

CASSIE LOVVORN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY