Bill Garrett Davidson County
Batch# 100728 DEEDWARR
06/05/2018 02:07:39 PM 2 pgs
Fees: $13.00 Taxes: $1,313.50

20180605-0053836

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN1810480

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $355,000.00. Shannon O'Neill AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of May, 2018. NOTARY PUBLIC My commission expires: 6-20-2021

BRYANT L. GRANTHAM NOTARY STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Austin Paul Hylick	Finance of America Mortgage 300 Welsh Rd. Bldg 5 Horsham PA 19044	098 06 08 0B 115.00CO

FOR AND IN CONSIDERATION of the sum of Three Hundred Fifty Five Thousand and 00/100 Dollars ($355,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **PENNEY JO AHLSTROM, TRUSTEE OF THE PENNEY AHLSTROM TRUST DATED FEBRUARY 6, 2013**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **AUSTIN PAUL HYLICK, UNMARRIED**, hereinafter called the Grantee(s), his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Being Unit 125-D-A, on the Plan of Bridgewater, Phase 2, Section "A" Villa Units, Lots 119D thru 135D as shown on the First Amendment to Supplemental Declaration of Covenants, Conditions and Restrictions for Bridgewater Establishing Bridgewater Villas, a Horizontal Property Regime with Private Elements, Annexing Phase 2, Section A, of record in Instrument No. 20071023-0125250 and Supplemental Declaration of Covenants, Conditions and Restrictions of record in Instrument NO. 20051122-0141076 and as shown on plat of record in Instrument #20061207-0151485, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete description.

Being that same property conveyed to Penney Jo Ahlstrom, Trustee of the Penney Ahlstrom Trust dated February 6, 2013 by Warranty Deed from Frank Batson Homes, Inc., dated September 19, 2014 and recorded at Instrument No. 20140923-0087270, Register's Office for Davidson County, Tennessee.

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This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2018 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 31st day of May, 2018.

The Penney Ahlstrom Trust dated February 6, 2013

Penney Jo Ahlstrom, Trustee

BY: Penney Jo Ahlstrom, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, of said County and State, Penney Jo Ahlstrom, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Trustee of the Penney Ahlstrom Trust dated February 6, 2013, the within named bargainor and that she as such Trustee, executed the foregoing instrument for the purposes therein contained by signing the name of the Trust by herself as, Trustee.

WITNESS my hand and seal, this the 31st day of May, 2018.

Notary Public
My commission expires: 6-20-2021

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY