This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Rutherford

The actual consideration or value, whichever is greater is $238,000.00

Affiant

Subscribed and sworn before me this the 10 day of June, 2019.

Notary Public
My commission expires: 1/19/21

Natalie Davenport
State of Tennessee Notary Public
Rutherford County

Karen Johnson Davidson County
Batch# 241906 DEEDWARR
06/11/2019 11:11:30 AM 3 pgs
Fees: $18.00 Taxes: $880.60
20190611-0056004

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
James Lee Aston & Joan Childs Aston	Gold Star Mortgage Financial Group Corp.	172-12-0D 578.00
6901 Lenox Village Drive, #304	100 Phoenix Drive, Ste. 300	
Nashville, TN 37211	Ann Arbor, MI 48108	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, MARK A. HEPLER AND KAREN K. HEPLER, TRUSTEE(S) OF THE MARK A. & KAREN K. HELPER TRUST DATED APRIL 22, 2016, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JAMES LEE ASTON AND JOAN CHILDS ASTON, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. I-304 of Building I (Regent Building) as set forth in the Supplemental Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of Lenox Village, a Traditional Neighborhood Development, annexing additional property to the Town Center Homes, a Horizontal Property Regime (Phase II of Lot 2, Section 1, more commonly referred to as Building I or the Regent Building), a condominium form of ownership and use in the manner provided under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., as amended, of record as Instrument No. 20080326-0030439 in the Register's Office for Davidson County, Tennessee, said unit also being part of Exhibit "B" to said Supplement to Declaration.

Being the same property conveyed to MARK A. HEPLER and KAREN K. HEPLER, Trustee under the MARK A. & KAREN K. HEPLER TRUST dated April 22, 2016, by deed from MARK A. HEPLER and KAREN K. HEPLER, dated 05/11/2016, of record in Instrument No. 20160517-0049249, said Register's Office.

Also being the same property conveyed to Mark A. Hepler and wife, Karen K. Hepler, by deed from Regent Homes, LLC, a Tennessee limited liability company, dated 04/07/2008, of record in Instrument No. 20080408-0035544, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 6901 Lenox Village Drive, #304, Nashville, TN 37211.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

Witness my hand this the 10th day of June, 2019.

Mark A. & Karen K. Hepler Trust dated April 22, 2016

BY: Mark A Hepler Co-Trustee
Mark A. Hepler, Co-Trustee

BY: Karen K Hepler Co-Trustee
Karen K. Hepler, Co-Trustee

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Mark A. Hepler, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon HIS oath acknowledged HIMSELF to be the CO-TRUSTEE of the within named bargainor, Mark A. & Karen K. Hepler Trust dated April 22, 2016 and that HE, as such CO-TRUSTEE, executed the foregoing instrument for the purposes therein contained by signing the name of the Mark A. & Karen K. Hepler Trust dated April 22, 2016 by the said Mark A. Hepler as such CO-TRUSTEE.

Witness my hand and official seal this 10th day of June, 2019.

My commission expires:
1/17/21

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Karen K. Hepler, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon HER oath acknowledged HERSELF to be the CO-TRUSTEE of the within named bargainor, Mark A. & Karen K. Hepler Trust dated April 22, 2016 and that SHE, as such CO-TRUSTEE, executed the foregoing instrument for the purposes therein contained by signing the name of the Mark A. & Karen K. Hepler Trust dated April 22, 2016 by the said Karen K. Hepler as such CO-TRUSTEE.

Witness my hand and official seal this 10th day of June, 2019.

My commission expires:
1/17/21

Notary Public

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MAH / KKH

True Copy Certification

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

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, **Natalie Davenport**, a notary public for this county and state, **Christy Fielder** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 6/19/24

Notary Seal

