20211014R	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $ 702,000.00 Affiant Subscribed and sworn to before me, this the 1st day of February, 2021. Notary Public My commission expires: 5-9-2023

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2023

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

RETURN TO
GREENVUE TITLE & ESCROW, LLC
2207 CRESTMOOR ROAD
SUITE 101
NASHVILLE, TN 37215

Karen Johnson Davidson County
Batch# 565861 DEEDWARR
02/02/2021 08:56:30 AM 3 pgs
Fees: $18.00 Taxes: $2,597.40
20210202-0014693

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Daniel P. Laframboise, Trustee and and Kim R. Laframboise, Trustee of The Laframboise Family Trust, U/A/D May 15, 2008	New Owner	**171-08-0C-032.00-C**
5503 Saddlewood Lane		
Brentwood, TN 37027		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Lisa P. Binder, an unmarried woman

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Daniel P. Laframboise, Trustee and and Kim R. Laframboise, Trustee of The Laframboise Family Trust, U/A/D May 15, 2008

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 32 on the Plan of Section One, Williamsburg at Brentwood, of record in Plat Book 9700, Page 99, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kymberly Haas by Warranty Deed from Beazer Homes Corp. d/b/a Phillips Builders of record in Book 10247, page 441, Register's Office for Davidson County, Tennessee, dated November 01, 1996 and recorded on November 04, 1996. Also by Final Decree of Divorce from Albert James Haas of record in Instrument No. 20001114-0112687, Register's Office for Davidson County, Tennessee, dated November 13, 2000 and recorded on November 14, 2000. The said Kymberly Haas a/k/a Kymberly Lynn Anne Haas died on March 6, 2016, and by her Last Will and Testament recorded in Instrument No. 20160315-0024588, Register's Office for Davidson County, Tennessee, devised the subject property to her daughter, Erin Taylor Cross, as further evidenced by Affidavit of Heirship recorded in Instrument No. 20170105-0001188, Register's Office for Davidson County, Tennessee.

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 in Instrument No. 20170105-0001189, Register's Office for Davidson County, Tennessee, dated December 28, 2016 and recorded on January 05, 2017.

Being the same property conveyed to Lisa P. Binder by Warranty Deed from Roger M. Aver and Aimee C. Aver, husband and wife, of record in Instrument No. 20171212-0126801, Register's Office for Davidson County, Tennessee, dated December 8, 2017 and recorded on December 12, 2017.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (__x__) unimproved (____) property known as 5503 Saddlewood Lane, Brentwood, TN 37027.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

WITNESS MY/OUR HANDS EFFECTIVE AS OF 1st day of February, 2021:

Lisa P. Binder

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

INDIVIDUAL ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Lisa P. Binder, 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, at office, this the 1st day of February, 2021.

My Commission Expires: 5/18/24

Notary Public

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

TRUE COPY CERTIFICATION

I, EMILY PROPHET, do hereby make oath that I am a licensed title agent and 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 DAVIDSON

Personally appeared before me, CHELLI MONTGOMERY, a notary public for this county and state, EMILY PROPHET, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

NOTARY PUBLIC

My Commission expires: July 5, 2021

RICHELLE B. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JULY 5, 2021