WARRANTY DEED

File #09101755

BILL GARRETT, Davidson County
Trans:T20090078452 DEEDWARR
Recvd: 11/18/09 10:57 2 pgs
Fees:13.00 Taxes:321.90
20091118-0106151

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $87,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of November, 2009.

Notary Public

MY COMMISSION EXPIRES: 9/15/2013

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY A. HANAH

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
1418 Kensington Sq. Ct. Bldg F
Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey ~~Darrin~~ Crowder	Pinnacle National Bank	086-13-0-020.00
(NAME)	(NAME)	
3624 Pierside Drive	211 Commerce St, Ste 300	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Nashville, TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Christian H. Hastie and Wendy Hastie, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ~~Darrin Crowder~~ ** 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:

** Jeffrey D. Crowder, a single man

Being Lot No. 5, on the plan of Lakeside Woods Estates, Section Three, as the same appears of record in Plat Book 7900, Pages 218-220, Register's office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description.

Being the same property conveyed to Christian H. Hastie and Wendy Hastie, husband and wife by Quitclaim Deed from Christian H. Hastie and Wendy Hastie, who acquired title as Wendy A. Yarbrough, now husband and wife, dated 2/17/02, of record in Instrument No. 20020621-0075205, said Register's Office.

This conveyance is subject to: Any and all matters as set forth in the plat of record in Plat Book 7900, Page 218, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 3624 Pierside Drive, Hermitage,TN,37076

(House Number) (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.

Witness our hands this 6th day of November, 2009.

Christian H. Hastie by Wendy Hastie AIF

Christian H. Hastie by Wendy Hastie, attorney in fact

Wendy Hastie

STATE OF TENNESSEE

COUNTY OF RUTHERFORD *20091118-0106150

On this 6th day of November, 2009, before me personally appeared Wendy Hastie, with who I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the attorney-in-fact of Christian H. Hastie and is authorized by him, and does hereby acknowledge the execution of this instrument on his behalf, by virtue of an instrument of record in Book *____, Page _____, Register's office of Davidson, Tennessee.

Witness my hand and official seal at this 6th day of November, 2009.

Commission expires:

Vanessa E. Allen STATE OF TENNESSEE NOTARY PUBLIC Rutherford County

Vanessa E Allen
Notary Public

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Wendy Hastie, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at this 6th day of November, 2009.

Commission Expires:

Vanessa E Allen
Notary Public

Vanessa E. Allen STATE OF TENNESSEE NOTARY PUBLIC Rutherford County

RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
1418 Kensington Sq. Ct. Bldg. F
Murfreesboro, TN 37130