WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140094036 DEEDWARR
Recvd: 12/16/14 12:26 4 pgs
Fees:23.00 Taxes:569.43

20141216-0114917

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $153,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of December, 2014.

Notary Public

MY COMMISSION EXPIRES: 8-24-17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Stephen Belcher	Cardinal Financial Company, LP	07408012700
(NAME)	(NAME)	
329 Bonnavue Drive	3701 Arco Corporate Drive, Suite 200	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Charlotte, NC 28273	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Tara Hasty, Administratrix for The Estate of William David Hasty, III, and David Hasty and Michael Hasty and Tara Hasty, individually and Tara Hasty as Mother/Guardian for Kayla Hasty, minor daughter of the Decedent, William David Hasty, III**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Stephen Belcher and Kaitlin Belcher, husband and wife**, hereinafter called the GRANTEE(S), their heirs and/or 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 all of Lot No. 718, Section Seven, Hermitage Hills, of record in Plat Book 3300, Page 62 & Page 63, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to William David Hasty, III, an unmarried man by Warranty Deed dated 09/30/2003 from Mei Chia Hwang, an unmarried woman of record in Instrument 200310070148796, Register's Office for Davidson County, Tennessee. The said William David Hasty, III, deceased died intestate on 11/07/2014 devising subject property to the heirs-at-law as evidenced by the Last Will and Testament of William David Hasty, III, deceased filed in Will Document No 14P23, in the Probate Court Clerk's Office for Davidson County.

This conveyance is subject to: (1) All matters as set forth per Plat Book 3300, Page 62 & Page 63, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 329 Bonnavue 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 GRANTEE(S), their heirs and/or 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/or 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 11 day of Dec, 2014

THE ESTATE OF WILLIAM DAVID HASTY, III.

Tara Hasty, Administratrix

Tara Hasty, Administratrix

David Hasty

Michael Hasty

Tara Hasty, individually

Tara Hasty, Mother/Guardian of Kayla Hasty

Tara Hasty, Mother/Guardian of Kayla Hasty,
minor daughter of Decedent

State of Tennessee
County of Wilson

Personally appeared before me, a notary public in and for the state and county aforementioned, Tara Hasty with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be Administratrix of The Estate of William David Hasty, III and that she as such Administratrix executed the foregoing instrument for the purposes therein contained, by signing the name of the entity by herself as Administratrix.

WITNESS my hand and seal this 1st day of December, 2014.

Notary Public
My Commission Expires: 8-14-17
State of Tennessee
County of Wilson

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David Hasty and Tara Hasty the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the persons described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 11th day of December, 2014.

Notary Public
My Commission Expires: 8-14-17
State of Tennessee
County of Wilson

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael Hasty the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described herein, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 11th day of December, 2014.

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/or 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 11 day of December, 2014.

THE ESTATE OF WILLIAM DAVID HASTY, III.

David Hasty

Tara Hasty, Administratrix

Michael Hasty

Tara Hasty, individually

State of Tennessee
County of Wilson

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WITNESS my hand and seal this 1st day of December, 2014.

Notary Public
My Commission Expires: _____

State of Tennessee
County of Wilson

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Witness my hand and Official seal this 11th day of December, 2014.

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

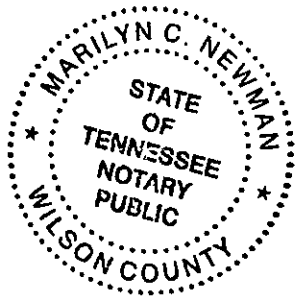
Notary Public
My Commission Expires: 8-14-17

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael Hasty the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described herein, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 11th day of December, 2014.

Notary Public
My Commission Expires: 8-14-17

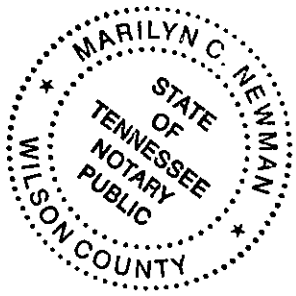


State of Tennessee
County of Wilson

Personally appeared before me, a notary public in and for the state and county aforementioned, Tara Hasty with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be the Mother/Guardian of Kayla Hasty, daughter of William David Hasty, III and that she as such Mother/Guardian executed the foregoing instrument for the purposes therein contained, by signing the name of the entity by herself as Mother/Guardian.

WITNESS my hand and seal this 1st day of December, 2014.

Notary Public
My Commission Expires: 8-14-17



RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122