WARRANTY DEED

PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD TN 37027

RETURNED TO:

State of Tennessee (TN)
County of ~~Sumner~~ WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,850,000.00

Janice Collins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of November, 2017

Kim Murray
Notary Public

MY COMMISSION EXPIRES: 3/25/18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hallmark Title Company, 100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Colin G. Crosby Kalyn B. Crosby		131-01-0-090.00
(NAME)	(NAME)	Bill Garrett Davidson County
4242 Lindawood Drive	New Owner	Batch# 31665 **DEEDWARR** 11/30/2017 10:18:18 AM 2 pgs
(ADDRESS)	(ADDRESS)	Fees: $13.00 Taxes: $6,845.00
Nashville, TN 37215		20171130-0122134
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **T. Powell Hedley,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Colin G. Crosby and Kalyn B. Crosby, husband and wife,** 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:

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Lindawood of record in Plat Book 2330, Page 23, 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 T. Powell Hedley, an unmarried man, by deed from Cynthia A. Rowan, unmarried, dated December 4, 2015 and recorded on December 10, 2015 in Instrument No. 20151210-0124147, Register's Office, Davidson County, Tennessee.

Deborah Scroggins executed this instrument on behalf of T. Powell Hedley pursuant to a Power of Attorney of record in Instrument No. 20171130-0122133, Register's Office, Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 4242 Lindawood Drive, Nashville, TN 37215
(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 my/our hands this 28th day of November, 2017.

T. Powell Hedley by Deborah Scroggins his Attorney-in-fact
T. Powell Hedley by Deborah Scroggins his Attorney-in-fact

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Deborah Scroggins with whom I am personally acquainted and who acknowledged that she executed the within instrument on behalf of T. Powell Hedley as his Attorney in Fact as the free act and deed of the within named T. Powell Hedley.

WITNESS my hand and seal this 28th day of November, 2017.

Notary Public
My Commission Expires:

File No.: 173915

STEVEN G. WATERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 02-28-2020