Karen Johnson Davidson County
Batch# 201641 DEEDWARR
03/04/2019 12:14:30 PM 3 pgs
Fees: $18.00 Taxes: $658.60
20190304-0019535

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $178,000.00

Alisha Marie Crosby
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 28th DAY OF FEBRUARY, 2019.

Notary Public

MY COMMISSION EXPIRES: 7.5.2021

(AFFIX SEAL)

MEMORIE WHITE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alisha Marie Crosby	owner at property address	
(NAME)	(NAME)	05911017400
621 Baldwin Ct		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(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, WE, **Winifred E Batey, Melvin Ostine, Marion Ostine, Prince Ostine, and Lenetta M Ostine** , HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Alisha Marie Crosby** a single woman, HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 498 on the Plan of Haynes Manor, Section 4, as of record in Book 4175, Page 90, Register's Office for said County.

Said lot fronts 75 feet on the southerly side of Baldwin Court and extends back 158.1 feet on the easterly line and 161.2 feet on the westerly line to a dead line and measures 81.14 feet thereon.

Being the same property conveyed to Dollie D. Ostine by virtue of that certain Warranty Deed dated June 4, 1971, and being of record at Book 4509, Page 653 in the Register's Office of Davidson County, Tennessee. Dollie D. Ostine have since died on or about April 20, 2017 testate. Muiniment of title enterest at Docket No. 19P-241 in the Probate Court of Davidson County, TN vesting title in Grantors. Said Muniment of Title has been record at Instrument No. 20190220-0015542 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Plat Book 4175, Page 90 and Book 4378, Page 976 in the Register's Office of Davidson County, TN, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 621 Baldwin Ct, Nashville, TN 37207
(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 hand this 28th day of February, 2019.

Winifred E Batey
Winifred E Batey

Melvin Ostine By Lenetta Ostine Attorney in fact
Melvin Ostine, by Lenetta M Ostine, Attorney In Fact

Marion Ostine
Marion Ostine

Prince Ostine By Lenetta M. Ostine Attorney in fact
Prince Ostine, by Lenetta M Ostine, Attorney In Fact

Lenetta M Ostine
Lenetta M Ostine

STATE OF Tennessee
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Winifred E Batey, Marion Ostine, and Lenetta M Ostine** to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged that he/she/they executed the same for the purposes therein contained.

WITNESS my hand and seal, this 28th day of February, 2019.

Notary Public

My commission expires: 7.5.2021

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF DAVIDSON

Personally appeared before me, Memorie White, a Notary Public, in and for said State and County, Lenetta M Ostine, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as Attorney-in-Fact in behalf of Melvin Ostine and Prince Ostine and acknowledged that she executed the same as the free act and deed of the said Melvin Ostine and Prince Ostine.

WITNESS my hand and seal, this 28th day of February, 2019.

Notary Public

My commission expires: 7.5.2021

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, ASHLEE D PAGE, do hereby make oath that I am a licensed attorney and/or 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.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/25/19

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019