Karen Johnson Davidson County
Batch# 488584 DEEDWARR
10/02/2020 02:32:30 PM 4 pgs
Fees: $23.00 Taxes: $1,054.50
20201002-0114347

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, is $285,000.00.

Affiant

Subscribed and sworn before me this the 28 day of September, 2020.

Notary Public
My commission expires:

EMILY BETTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 03/17/2024

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Bryan Crossley 404 Crestfield Ct Nashville, TN 37211	New owner	172-12-0B 080.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, CHRISTOPHER HASTY AND CATHERINE HASTY, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to BRYAN CROSSLEY, AN UNMARRIED MAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 385 on the Plan of Section Six, Bradford Hills, of record in Plat Book 7900, Page 290, 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 Christopher Hasty by deed from Nancilyn Boyles, unmarried, dated 05/29/2015, of record in Instrument No. 20150601-0050333, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 404 Crestfield Ct, Nashville, TN 37211.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

CC 1+
CC 1+ by CC 1+, AIF

Witness my hand this the 28th day of September, 2020.

Christopher Hasty

Catherine Hasty by Christopher C Hasty her attorney in fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Christopher Hasty and Catherine Hasty, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of September, 2020.

My commission expires: 9-6-22

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

202010020114347

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of September, 2020, before me, the undersigned Notary Public in and for said County and State, personally appeared Christopher Hasty with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Catherine Hasty by Specific POWER OF ATTORNEY dated September 23, 2020, and who acknowledged that he executed the same as the free act and deed of Catherine Hasty.

Witness my hand and official seal this 28th day of September, 2020.

My commission expires: 9-6-22

Notary Public

BENJAMIN SEAMON
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

True Copy Certification

I, Russell J. McCann, 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.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Alicia Hamilton, a notary public for this county and state, Russell J. McCann 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: _____

Notary' Seal

ALICIA R HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
JULY 26, 2021