398

Karen Johnson Davidson County
Batch# 519590 **DEEDWARR**
11/20/2020 02:33:35 PM 3 pgs
Fees: $18.00 Taxes: $1,328.30

20201120-0136969

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $359,000.00.

Affiant

Subscribed and sworn to before me, this 19th day of November, 2020.

Notary Public

My commission expires: 3/8/22

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
149 1st Avenue, North, Franklin, TN 37064

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
David Hayes	CapStar	**141-05-0A-644.00-CO**
1604 Brockton Lane	2002 Richard Jones Rd #300A	
Nashville, TN 37221	Nashville, TN 37215	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Christopher Cruze, married man

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

David Lee Hayes, unmarried man

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 644 on the Plan of Avondale Park, Phase 3, Section 1 of record in Plat at Instrument No. 20140728-0066971, 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 Cruze, single man by Special Warranty deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes of record in Instrument No. 20160106-0001113 Register's Office for Davidson County, Tennessee, dated January 04, 2016 and recorded on January 06, 2016.

This is improved property known as **1604 Brockton Lane, Nashville, TN 37221.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

Molly Koertel Altman, wife of Christopher Cruze, joins in the execution of this instrument to convey all her right, title and interest she may have in the subject property by virtue of her marriage to Christopher Cruze.

IN WITNESS WHEREOF the Grantors have hereunto executed this instrument on this the 19th day of November, 2020.

Christopher Cruze

Molly Koertel Altman by Christopher Cruze Attorney-in-fact

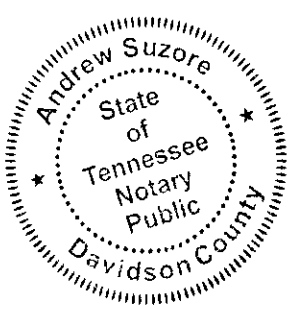
Molly Koertel Altman By Christopher Cruze her Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Christopher Cruze, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 19th day of November, 2020.

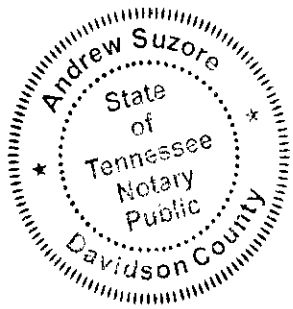
Notary Public
My Commission Expires: May 7, 2024



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Christopher Cruze, to me known (or proved to me on the basis of satisfactory evidence) to be the person who as Attorney in Fact executed the foregoing instrument in behalf of Molly Koertel Altman and who acknowledged that he as the Attorney in Fact executed the same as the free act and deed of Molly Koertel Altman.

Witness my hand and official seal this 19th day of November, 2020.



Notary Public
My Commission Expires: May 7, 2024

Lenders Title Company File No. 20-000761-525