Karen Johnson Davidson County
Batch# 523449 DEEDWARR
12/02/2020 01:18:29 PM 2 pgs
Fees: $13.00 Taxes: $1,846.30
20201202-0140041

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $499,000.00.

Affiant

JENNA LYN PREBLE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES MAY 9, 2023

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of November, 2020.

Notary Public
MY COMMISSION EXPIRES: May 9, 2023
File No. G20-10627

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Andre M. Bastos and Katrin Bastos (NAME)	New Owner (NAME)	171-08-0B-018.00 CO
5921 Cross Pointe Lane (STREET ADDRESS)	(STREET ADDRESS)	
Brentwood, TN 37027 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **David A. Hill and Louanne Hill, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Andre M. Bastos and Katrin Bastos, 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 lying in the 32nd Councilmanic District of Davidson County, Tennessee, being Lot No. 6 on the Plat of Section Two, Brelan Park at Saddlewood, of record in Book 7900, Page 615, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to David A. Hill and wife, Louanne Hill, by Warranty Deed from Robert A. Dykema and wife, Mary Ann Dykema, dated 11/26/2001 and recorded 11/30/2001 in Instrument No. 20011130-0131797, in the Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Declaration of Covenants, Conditions and Restrictions of record in Book 8891, Page 850, amended in Instrument Number 20180608-0055204, Register's Office for Davidson County, Tennessee.

2. By-Laws of record in Book 8891, Page 869, Register's Office for Davidson County, Tennessee.

3. HOA Charter of record in Book 9462, Page 547, Register's Office for Davidson County, Tennessee.

4. Right of Way Easement of record in Book 6590, Page 37, Register's Office for Davidson County, Tennessee.

5. Sanitary Sewer and/or Storm Drainage Easements of record in Book 8175, Page 792 and Book 8259, Page 206, Register's Office for Davidson County, Tennessee.

6. Storm Water Detention Agreement of record in Book 9401, Page 827, Register's Office for Davidson County, Tennessee.

7. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 7900, page 615, Register's Office for Davidson County, Tennessee.

8. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.

The 2020 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.
The signature of David A. Hill is signed by his/her duly appointed Attorney-in-fact Louanne Hill, pursuant to the Power of Attorney recorded in Book _____, pages _____, said Register's Office.
* 20201202-0140040
This is improved property, known as 5921 Cross Pointe Ln, Brentwood, TN 37027.

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. Whenever 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 hand(s) this 30th day of November, 2020.

* David A. Hill by Louanne Hill
David A. Hill by Louanne Hill, his Attorney-In-Fact

* Louanne Hill
Louanne Hill

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of November, 2020, personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Louanne Hill, attorney-in-fact for David A. Hill, with whom I am personally acquainted, and who acknowledged that Louanne Hill executed the within instrument for the purposes therein contained, and who further acknowledge that Louanne Hill is the attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 30th day of November, 2020.

Notary Signature
My commission expires: 3/21/22

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of November, 2020, before me personally appeared Louanne Hill, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 30th day of November, 2020.

Notary Signature
My commission expires: 3/21/22

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066