WARRANTY DEED

KASEY KELCHNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 11-17-2024

#15449

State of Tennessee
County of Davidson

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of April, 2021

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

Return to: **THIS INSTRUMENT WAS PREPARED BY**
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Nathan Fast Megan Fast	HSBC Bank US NA	10406021300
(NAME)	(NAME)	
507 32nd Avenue S	100 Bailey Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Buffalo NY 14220	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 607285 **DEEDWARR**
04/06/2021 10:09:29 AM 2 pgs
Fees: $13.00 Taxes: $3,145.00

20210406-0044710

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, We, **James Barret and wife Sarah J Crooks** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Nathan Fast and Megan Fast, husband & 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. 79, on the Map showing R.W. Gizzard Subdivision of part of the Bosley Tract, Plan not of record and described as follows:

BEGINNING at a point in the westerly margin of Orient Circle (now 32nd Avenue South) at a point 252 1/4 feet southeast from the southwest intersection of Marborough Avenue and Orient Circle (now 32nd Avenue South) fronts 75 feet on the westerly side of Orient Circle (now 32nd Avenue South) and runs back 150 feet to an alley and shows 47 1/2 feet on said alley.

Being the same property conveyed to James Barret, by deed of record in Instrument No. 20130521-0051196, Register's Office for Davidson County, Tennessee.

Sarah J Crooks joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 507 32nd Avenue S, Nashville, TN 37212
(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 1st day of April, 2021.

James Barret

Sarah J Crooks

State of Tennessee
County of Davidson

Personally appeared before me James Barret and Sarah J Crooks with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 1st day of April, 2021.

Notary Public
My Commission Expires: _____

File No.: 15449

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
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