THIS INSTRUMENT WAS PREPARED BY Bankers Title & Escrow Corporation 5107 Maryland Way Brentwood, TN 37027 P22-10046-PL	STATE OF TENNESSEE COUNTY OF Williamson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 415,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF MARCH, 2022. Notary Public MY COMMISSION EXPIRES: 5.14.25 (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 833631 DEEDWARR
04/01/2022 02:58:30 PM 3 pgs
Fees: $18.00 Taxes: $1,535.50
20220401-0038284

CATHERINE FRANCO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alan G. Hasty and Alyssa M. Hasty	New Owner	
1920 Adelicia Street #403		092-16-0E-021-00-CO
Nashville, TN 37212		
(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, I, **Clinton T. Sawyer, unmarried,**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Alan G. Hasty and Alyssa M. Hasty, 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:

Being Unit No. 403, together with the appurtenant interest in the common elements of The Adelicia, A Condominium, a horizontal property regime established by Master Deed of record in Instrument No. 20060222-0020964, as amended and restated by instrument of record in Instrument No. 20071212-0143307, as further amended by instrument of record in Instrument No. 20091818-0077786 in the Register' s Office for Davidson County, Tennessee (collectively, the Master Deed), said Unit being depicted on the Condominium Plat attached as Exhibit B to the aforementioned Master Deed.

Together with Parking Space Number 56, which are assigned as Limited Common Elements appurtenant to the above described Unit, as set forth and defined in the Master Deed.

Being the same property conveyed to Clinton Sawyer, unmarried by Warranty deed from Mary Margaret Dunn, unmarried of record in Instrument No. 20190220-0015329 Register's Office for Davidson County, Tennessee, dated February 12, 2019 and recorded on February 20, 2019.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantees; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **1920 Adelicia Street #403, Nashville, TN 37212**

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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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 the 23rd day of March, 2022.

Clinton Sawyer
Clinton T. Sawyer

STATE OF Mississippi
COUNTY OF Harrison

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Clinton T. Sawyer,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 23rd day of March, 2022.

My Commission expires: 9/27/23

Haidee L. Gerald
Notary Public

STATE OF MISSISSIPPI NOTARY PUBLIC ID # 73616 HAIDEE L. GERALD Commission Expires Sept. 27, 2023 JACKSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Lori Patterson, do hereby make oath that I am a licensed attorney and/or custodian of the original version of the electronic document tendered for registration herewith, and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 3-23, 2022.

Affiant
Date: March 28, 2022

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 28 day of March 2022.

Notary Public

My Commission Expires: 11-15-25

JESSE TALFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY